UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF NEW YORK

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BASIL SEGGOS, as Commissioner of the New York State Department of Environmental Conservation and Trustee of New York State's Natural Resources, and the STATE OF NEW YORK,

Civil Action No.
2:17-CV-2684 (SJF) (ARL)

Plaintiffs,

-against-

THOMAS DATRE, JR.; CHRISTOPHER GRABE; 5 BROTHERS FARMING CORP.; DAYTREE AT CORTLAND SQUARE, INC.; IEV TRUCKING CORP.; COD SERVICES CORP.; ALL ISLAND MASONRY & CONCRETE, INC.; BUILDING DEV CORP.; DIMYON DEVELOPMENT CORP.; NEW EMPIRE BUILDER CORP.; CIPRIANO EXCAVATION INC.; TOUCHSTONE HOMES, LLC; SAM'S RENT AND CONSTRUCTION; SAM'S RENT, INC.; NEW YORK MAJOR CONSTRUCTION INC.; EAST COAST DRILLING NY INC.; TRITON CONSTRUCTION COMPANY, LLC; SUKRAM AND SONS LTD.; M & Y DEVELOPERS INC.; "JOHN DOE"; ATRIA BUILDERS, LLC; WOORI CONSTRUCTION INC.; PLUS K CONSTRUCTION INC.; NY FINEST ENTERPRISES INC.; MONACO CONSTRUCTION CORP.; ALEF CONSTRUCTION INC; 158 FRANKLIN AVE, LLC; LUCIANO'S CONSTRUCTION, INC.; ILE CONSTRUCTION GROUP, INC.; EAST END MATERIALS, INC.; SPARROW CONSTRUCTION CORP.; CIANO CONCRETE CORP.; FREEDOM CITY CONTRACTING CORP.; and TOTAL STRUCTURE SERVICES, INC.,

Defendants.

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AFFIDAVIT OF FRANK REICH IN SUPPORT OF MOTION FOR APPROVAL OF SETTLEMENT DECREE

Frank Reich, being duly sworn, deposes and states as follows:

1. My name is Frank Reich. I am the Co-CEO of defendant, Triton Construction Company, LLC (Triton).

2. I submit this Affidavit in Support of the motion of the plaintiff, Basil Seggos, in his official capacity as the Commissioner of the New York State Department of Environmental Conservation and Trustee of New York State's Natural Resource (Seggos), to confirm a Settlement Decree resolving the claims against Triton in this action, including all cross-claims.

3. I make this Affidavit based on my personal knowledge, except as to those matters stated upon "information and belief" and as to such matters I based my statements on my understanding of the facts.

The Project

4. Triton, a construction manager based in New York City, was engaged by a development entity named Cooper and 6th Property, LLC (the Owner), under an Early Work Agreement, dated November 11, 2013 (the Early Work Agreement). Under the Early Work Agreement, Triton was to perform, as the Owner's agent, Preconstruction Phase Services including, specifically, site and foundation work predicate to the construction of college dormitory housing (the Project) located at 35-39 Cooper Square, New York, New York (the Site).

5. Triton and the Owner later entered into a Construction Management Agreement, dated January 24, 2014 (the CM Agreement), under which Triton would provide full construction management services with respect to the Project.

6. Prior to any construction activity by Triton at the Site, the Owner provided Triton with a "Phase I Environmental Site Assessment Study," dated January 21, 2011, prepared by Hydro Tech Environmental Corp., a copy of which is attached hereto as

Exhibit A (the Phase I Report). More than 18 months later, the Owner provided Triton with a letter, dated July 12, 2012, prepared by Emteque LLC, reporting the results of water and soil sampling at the Site, a copy of which is attached hereto as Exhibit B (the Emteque Report).

7. The Phase I Report noted, of importance, the presence of asbestos containing materials in a structure on the Site. The Owner abated and removed that structure from the Site, prior to Triton's advent to the Site, through the efforts of others and, it is believed, in full compliance with all applicable laws and regulations. The Emteque Report, which reported on testing conducted after the above noted demolition and abatement, concluded that:

> In summary, the soil samples results met the New York State Soils Clean-up Objectives (SCO) for conventional residential use. With regard to the groundwater sample, the results were all below the New York State regulatory guidelines ... No soils/groundwater contamination has been noted which would affect the development of the site.

Thus, the Owner provided guidance to Triton, through the Phase I and the Emteque Report, that there were no hazardous materials present at the Site that required remediation. Further, Triton had no independent obligation to test the Site for hazardous material. It was not engaged to do so and it lacked the capacity and licensure to perform soil or water studies. Triton, instead, relied on the professional reports and directions provided by the Owner.

8. Consistent with this Owner-supplied information and direction, Triton, as agent to the Owner under the Early Work Agreement, engaged ECD NY, Inc. (ECD)(sued here as East Coast Drilling NY, Inc.) under a trade contract, dated November 14, 2013 (the ECD Trade Contract). The ECD Trade Contract, which was approved by the Owner, required ECD to perform excavation, underpinning and related site work for the Project.

9. The ECD Trade Contract "Scope Sheet," a copy of which is attached hereto as Exhibit C, excluded, in the "Exclusions" section, at line 180, the obligation to dispose of "contaminated soil, if [such were] discovered during excavation." This provision excluded, from ECD's price and scope, both the cost and obligation to remove and dispose of hazardous materials. Triton, therefore, neither for itself nor the Owner, sought to have materials, believed to be "clean," but now alleged to have been hazardous, removed and disposed of at an inappropriately low price. ECD, in fact, would have had been entitled to a price adjustment, based on the presence of contaminated materials, since its pricing was premised on the removal of non-contaminated materials, and that adjustment would have been borne by the Owner alone. Indeed, Triton contracted with ECD as the Owner's agent, at that time, and had no obligation to assure fixed pricing for the Owner for any aspect of the work

10. ECD, in turn, it is believed, contracted with truckers and others for the transportation and disposal of materials taken from the Site. Triton had no engagement with or oversight of such other entities or activities.

Triton's Grounds for Defense

11. Triton has defended vigorously against the claims in the Complaint based, among other facts, on the fact that Triton had been advised that the Site was considered "clean" under New York laws and regulations. Thus, Triton did not intend to violate CERCLA by the knowing or purposeful mishandling of hazardous materials and, therefore, cannot be an "arranger." (Assertions to the contrary by opponents to the Settlement Decree are gratuitous, uninformed and wrong.) The efficacy of this legal defense, however, as the Court is aware, is currently under review in pending motions.

12. Further, while no discovery has yet been conducted, Triton believes that the main contaminant found at the Clemente Park was asbestos and asbestos containing material. Triton's Site had been fully abated for asbestos before Triton's advent, meaning that it could not be a source of such contaminants.

13. Triton has been, in the course of this matter, apprised that under CERCLA, ambient levels of certain contaminants, below levels or concentrations that would require action under New York laws and regulations, support liability under CERCLA. Frankly, this expansive view of CERCLA coverage, of which Triton was unaware, portends quite unexpected consequences for development in New York City. New York City, and particularly Manhattan given its insular geography, is a "vertical" city, meaning that on many, if not at most, sites development is occurring where previously structures existed and of varying use. This raises the chance of the presence of contaminants in trace amounts significant under CERCLA, but disregarded under New York state environmental laws and regulations.

Triton's Reasons for Settling on the terms of the Settlement Decree

14. While Triton believes it has a strong defense and a good chance for a favorable outcome, that is not assured. Triton thus balanced the risk of a negative outcome, the certainty of continued counsel fees and costs as well as management distraction against the cost of settlement. Indeed, when counsel to Seggos first advised this Court in 2017, that it estimated the damages to Natural Resources to be in the range of $3 million, Triton approached counsel for Seggos to discuss how, in settlement, it would allocate that quantum of damages among the 33 defendants.

15. Sometime later, when settlement discussions began in earnest, counsel for Seggos explained that it would endeavor to allocate liability, in settlement, based on its

view as to the relative contribution from each site to the contaminants found at Clemente Park using truck counts and GPS tracking. Whether there is a more precise or better fact-based metric that might be employed is speculative and, thus, invites partisan surmise. No discovery has been conducted and even with discovery, using relative truck counts, where the trucks are of varying sizes, perhaps full or only partially full, and perhaps containing few or no contaminants, imprecision will be unattainable. There is also no accounting for contaminants *in situ* before any materials were disposed at the Clemente Park. Indeed, ironically, certain arguments advanced in opposition to the Settlement Decree support the view that Triton proposes to overpay in settlement, given perceived flaws in Seggios' calculation of the Natural Resource damages and its allocation (i.e., some argue that Seggios' projection of $3 million in Natural Resource damages is excessive, based on old data, and overstates the per-visit value and the estimated number of visits).

17. None of this, however, should bar Triton from pursuing settlement with Seggios on reasonable economic terms, given all relevant considerations, and that effort should, respectfully, be encouraged by the Court. Indeed, Triton judged here that the added fees, delay and distraction required to attain greater precise in a damage analysis (if such is possible) and liability outweighed whatever favorable adjustment in liability might be attained. Indeed, the same must be true case-wide with this throng of defendants -- that aggregate legal fees and costs will soon eclipse, if such has not already happened, Seggios' full valuation of the Natural Resource damages. Triton is trying to avoid ths seeming inevitability by proactive and responsible action.

16. In the final analysis, Triton looked past its "arranger" defense, the abatement of the Site for asbestos, yet that being the main contaminant at the Clemente

Park, and the fact that at least two other defendants were involved with each truck leaving the Site, each bearing perhaps more culpability based on economic reasons for disposing of the suspect materials at the Clemente Park. Triton balanced the settlement amount achieved after negotiations against the projected and unavoidable legal fees and costs, and decided to settle on the terms reflected in the proposed Settlement Decree. The settlement amount, which was determined by good-faith, arm's-length negotiations between counsel over the course of several weeks, is certainly more than Triton ought to pay, in its view, based on the merits. It is, however, an amount it agreed to pay to achieve closure and to end the costs of defense.

FRANK REICH, as Co-CEO of
Triton Construction Company

Sworn to me this
2nd day of January 2, 2019

Notary Public (affix stamp or seal)
My Commission Expires 12/26/2022

Trishaanne Duffy
Notary Public, State of New York
No. 01DU6052569
Qualified in Nassau County
Commission Expires 12/26/2022

Exhibit A

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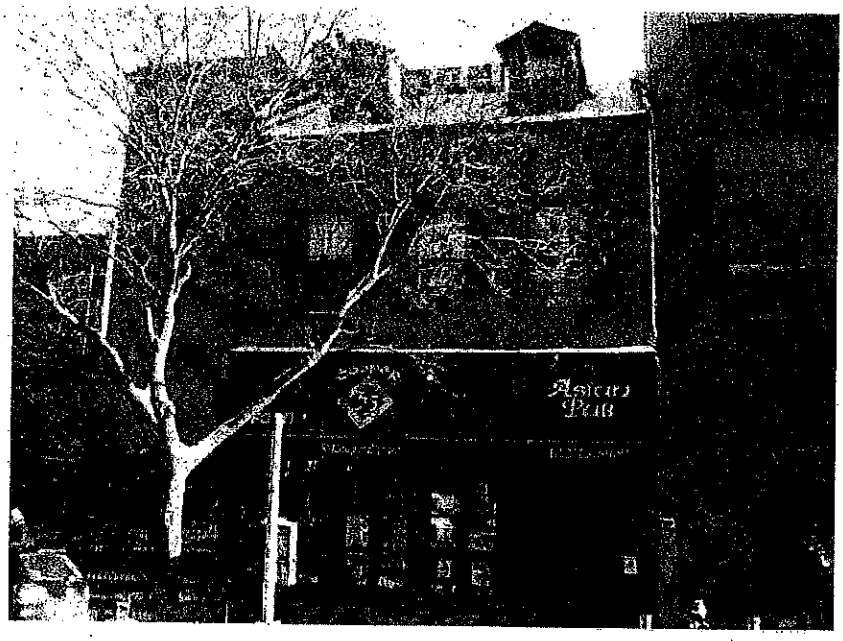
PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

35-39 Cooper Square
New York, NY
Block 461, Lot 6, 7, 8



Prepared For

M&T Bank
350 Park Avenue, 6th Floor
New York, NY 10022

January 21, 2011

Job No. 110002

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

35-39 Cooper Square
New York, NY
Block 461, Lot 6, 7, 8

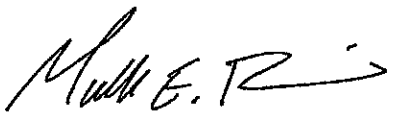
January 21, 2011

Hydro Tech Environmental, Corp. appreciates the opportunity to work for M&T Bank at the above-referenced property.

Should you require any additional information or have any comments regarding the contents of this report, please feel free to contact our office at your convenience.

We declare that, to the best of my professional knowledge and belief, HTE personnel meet the definition of an environmental professional as defined in §312.10 of 40 C.F.R. 312, and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

Very Truly Yours,
Hydro Tech Environmental, Corp.



X_____
Mark E. Robbins, C.P.G., C.E.I.
Senior Vice President

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1.0 EXECUTIVE SUMMARY

Hydro Tech Environmental, Corp. (Hydro Tech) has performed a Phase I Environmental Site Assessment (Phase I ESA) at the Subject Property. The Phase I ESA was performed to meet or surpass the American Standard of Testing Materials Standard for Phase I Environmental Site Assessments E 1527-00. The purpose of the assessment was to characterize the environmental quality of the Subject Property through the identification of Recognized Environmental Conditions. All work was performed under the supervision of a Hydro Tech Project Manager and under the guidance of a Hydro Tech geologist.

1.1 Report Findings

1.1.1 Site Description

The Subject Property is located on the southeast corner of Cooper Square and East 6th Street, in the Borough of Manhattan, New York. The Borough of Manhattan is situated in the western portion of the City of New York. The East River is located approximately one mile to the east of the Site.

1.1.2 Site Reconnaissance

The address of the Subject Property is identified as 35-39 Cooper Square, New York, New York, and is further described as Block 461, Lots 6, 7, and 8. The property is a square-shaped lot that is approximately 5,000 square feet in size that currently exists as an approximately 1,500 square foot undeveloped lot (Lot 8), an approximately 1,500 square foot lot occupied by a "beer garden" associated with the abutting pub (Lot 7), and an approximately 2,000 square foot lot occupied by a three-story building with a basement that houses the Cooper Asian Pub with two apartments above (Lot 6). The site is bounded by East 6th Street and the Cooper Student Union to the north, a 20+ story hotel to the south, Cooper Square and five story commercial/industrial buildings to the west, and six story multi use commercial/apartment buildings to the east. Access to the Subject Property is gained via Cooper Square to the west. The concrete and brick building on Lot 6 is approximately 4,300 square feet in size, and as indicated above, houses the Cooper Asian Pub with two apartments above. Basement access is gained from the pub that occupies the first floor of the building, and is utilized as storage for the pub and a utility room. The pub occupies the first floor of the building and is finished with wood floors and sheetrock and brick walls and ceiling. The second and third floors contain apartments (one per floor) and are also finished with wood floors and sheetrock walls and ceiling.

1.1.3 Site History

Based on a review of available information provided and/or obtained for the Subject Property as of the date of this ESA, it appears that the Subject Property has been developed since the early 1900s and has been utilized for residential and commercial/retail use, in addition to a machine shop and iron works facility. Other specific historical uses include a cigar shop and cafeteria. The historic use of the site as a machine shop and iron works facility may have affected the environmental integrity of the Subject Property and is considered a REC.

1.1.4 Regulatory Information/Interviews

The review and evaluation of the above Federal and State/Tribal/Local Databases indicates that the Subject Property was not identified in any of the above databases.

Ninety-seven (97) sites are listed in the Leaking Underground Storage Tanks (LUSTs) database within a ½ mile radius of the Subject Property. Only eight (8) of the cases remain open, the closest of which is upwards of 1,000 feet crossgradient of the subject site. As such, based on distance, gradient, and/or current case status none of the ninety-seven LUST sites should impact upon the environmental quality of the Subject Property.

Seventeen (17) properties are listed in the NY Spills database within a ⅛ mile radius of the Subject Property. Each of the cases have been closed, and as such, based on distance, gradient, and/or current case status none of these incidents should impact upon the environmental quality of the Subject Property.

One (1) property is listed in the NY Solid Waste Facility database within a ½ mile radius of the Subject Property. This facility is located upwards of 4/10 mile downgradient of the Subject Property, and as such, it should not impact upon the environmental quality of the Subject Property.

Two (2) properties are listed on the NYS Brownfield database within a ½ mile radius of the Subject Property. Both sites are upwards of 4/10 mile downgradient of the subject site, and as such, should not impact upon the environmental quality of the Subject Property.

None of the remaining properties identified in the databases should impact upon the environmental quality of the Subject Property.

1.1.5 Other Findings

The possible presence of lead-based paint due to the age of the building in residential units at the site is considered an additional item of concern that should be further investigated.

1.2 Conclusions

The results of the Phase I Environmental Site Assessment are contained in this report. The Phase I Environmental Site Assessment has revealed the following Recognized Environmental Conditions (RECs) at the Subject Property:

- The historical use of the property (specifically Lots 7 and 8) as a machine shop and iron works facility (§ 5.3 and 5.6)
- The documented presence of Asbestos-Containing Materials (§ 4.1.2, 4.1.12, 5.5)

1.3 Recommendations

Based on the findings and conclusions of this Phase I Environmental Site Assessment, the following recommendations are provided:

- A subsurface investigation should be conducted across Lots 7 and 8 in an attempt to determine if on-site soils and/or groundwater have been impacted by the historical use of the property.
- The documented ACM should be properly managed and/or abated based on the proposed future use of the building/property.
- An XRF Survey should be considered at the property due to the residential use of the building to determine if any lead-based paint is present.

1.4 Limitations

No effort has been made to perform any investigation beyond what is included in this Report. The observations and conclusions included herein summarize the results of the Phase I Environmental Site Assessment up to the date of the fieldwork and the date of this Report.

In addition to those items outlined by ASTM E 1527, asbestos, radon, lead-based paint and lead in water were also considered in the scope of work. While this Phase I Assessment provides information with respect to both asbestos and lead-based paint, the presence of these materials can only be confirmed through the collection and analysis of bulk samples.

This report is not intended to serve as a full asbestos survey or lead-based paint survey. These surveys are commonly performed for the purpose of building demolition/renovation or the recognition/identification of any building materials that may contain asbestos or lead-based paint and it is recommended that they be performed prior to any such work.

Business Environmental Risks have not been considered and are not included in the scope of work. This Phase I Assessment is not intended to address the soil/groundwater quality at the Subject Property for general Site characterization or waste disposal purposes. This Phase I Assessment in not intended to evaluate the fair market price of the property if it is not affected by hazardous or petroleum products.

Portions of this report have been prepared utilizing information provided by third party sources or the user. As such, Hydro Tech relies upon these sources and has recorded findings, conclusions and opinions based upon this information. Hydro Tech cannot attest to the accuracy of this information but where possible had attempted to verify the information.

This Phase I ESA Report is not intended to serve or be construed as a regulatory compliance report for the property. No legal opinions are provided with this report. This Phase I is not intended to address soil vapor intrusion conditions.

1.5 Reliance

This Phase I Environmental Site Assessment ("ESA") has been prepared for the sole use of M&T Bank, their affiliates, subsidiaries, and/or successors/assigns. As such, any reliance, reproduction, or other use of any portion of this ESA (including its findings, conclusions, and/or recommendations) by any third party is strictly prohibited without the expressed written consent and authorization of Hydro Tech. Furthermore, Hydro Tech makes no warranties or representations, expressed or implied in this ESA, to any third party, and will assume no liability for any such third-party reliance, use, or interpretation of the contents of this Phase I Environmental Site Assessment.

2.0 PURPOSE

The purpose of a Phase I Assessment is to characterize the environmental quality of the Subject Property through the determination of the presence of Recognized Environmental Conditions (RECs). As defined by the American Society of Testing and Materials (ASTM), a REC is, "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property" (ASTM E 1527-05, §1.1.1).

To this end, Hydro Tech has collected information through a number of sources including, but not limited to: a property and neighborhood inspection by trained environmental personnel, a review of historical and current information collected from various federal, state, county and municipal agencies and personnel interviews with Site representatives. Recommendations are offered where prudent. Firms subcontracted by Hydro Tech and the User may have collected some information used in this report. The procurement of Title and Judicial Records for Environmental Liens and/or Activity and Use Limitations ("AULs") by HTE is beyond the scope of this practice (ASTM E1527-00) and investigation.

3.0 SCOPE OF WORK

This Phase I Environmental Site Assessment report has been prepared in accordance with ASTM Standard E 1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* as well as Hydro Tech's existing agreement with M&T Bank. The scope of this Phase I Environmental Assessment has been limited to a review of the following sources of information. (For a list of references see Section 12.0).

A) Recorded chain of title documents regarding the subject property, including all deeds, easements, leases, restrictions, and covenants (if provided).

B) Historical maps, aerial photographs, and/or other Standard Historical Sources (as defined by ASTM) that may reflect prior uses of the subject property and that are reasonably ascertainable through vendors and/or state or local government agencies, back to 1940 or prior to development, whichever is earlier.

C) Reasonably ascertainable federal and state Standard Environmental Record Sources to approximate minimum search distances as defined by ASTM E1527-00 as provided by EDR, purchased by Hydro Tech and dated January 5, 2011. Interviews with local regulators were also completed.

D) A visual site reconnaissance of the subject property and facilities and improvements on the subject property, including: review of on-site topography; assessment of chemical use; hazardous waste handling/disposal practices on the subject property; assessment of the presence or likely presence of a release or threatened release of hazardous substances and/or non-hazardous waste; a review of suspect PCBs; review of bulk storage tanks including ASTs and USTs; and a visual review of immediately adjacent properties from the subject property.

E) While not included in the ASTM Standard, the site reconnaissance also included a cursory visual inspection of the subject property, facilities and improvements for suspect mold, ACMs and lead-based painted surfaces. Such should not be considered a complete inspection for these items.

To the best of Hydro Tech's knowledge, the information contained in this report is true and accurate. Hydro Tech personnel have exercised due diligence in the compilation of the information contained herein appropriate to environmental professionals engaged in investigations of this sort. Hydro Tech makes no guarantees regarding the accuracy of

information gained from other sources. A list of references used is included within the appendix. Additional limitations are also found in the appendix.

4.0 SUBJECT PROPERTY/VICINITY DESCRIPTION

4.1 Site Reconnaissance

Hydro Tech performed the site reconnaissance portion of the Phase I Assessment on January 13, 2011. The weather during the inspection was sunny and approximately 30 degrees Fahrenheit. ***Section 4.3*** provides photographs of the Subject Property.

Hydro Tech inspected all accessible portions of the Subject Property. It should be noted that upwards of six inches of snow was present across the undeveloped Lot 8 and the beer garden that occupies Lot 7. As such, any at grade improvements, discarded materials/junk, covers, etc. present in these areas could not be observed due to the presence of the snow. The following pertinent information was obtained during the Subject Property Reconnaissance:

4.1.1 Owner/Operator Interview

The following historical and current owners, operators or occupants provided information during the performance of the Phase I Assessment:

- Mr. Henry Goodhue and Mr. Paul Ratnofsky of Arun Bhatia Development Corp. (owner representatives).

The following information was provided to Hydro Tech:

Mr. Goodhue provided access to the property and completed our environmental questionnaire. Mr. Goodhue indicated that the property consists of three (3) separate lots that exist as a vacant lot, "beer garden" and bar with apartments above. Mr. Goodhue also indicated that an Asbestos Survey had been performed at the property and provided Hydro Tech with a copy of the report (see Sections 5.5 and 10.10 for further information).

The interview did not provide any additional information with respect to the environmental integrity of the subject property that was not obtained from other sources over the course of this investigation.

Hydro Tech was not provided with any other owner, operator or occupant information for the Subject Property. Although an interview with the former owner(s) was not possible as none were provided to HTE as of the date of this ESA, we do not believe that any such owner(s) would have additional material information regarding the potential for contamination at the property that was not obtained from other sources over the course of this investigation.

4.1.2 Overview

The Subject Property is located on the southeast corner of Cooper Square and East 6th Street, in the Borough of Manhattan, New York. The Borough of Manhattan is situated in the western portion of the City of New York. The East River is located approximately one mile to the east of the Site.

The vicinity of the Subject Property consists of residential, commercial, and university properties. The ground surfaces in the vicinity of the Subject Property consist of concrete and asphalt surfaces.

The address of the Subject Property is identified as 35-39 Cooper Square, New York, New York, and is further described as Block 461, Lots 6, 7, and 8. The property is a square-shaped lot that is approximately 5,000 square feet in size that currently exists as an approximately 1,500 square

foot undeveloped lot (Lot 8), an approximately 1,500 square foot lot occupied by a "beer garden" associated with the abutting pub (Lot 7), and an approximately 2,000 square foot lot occupied by a three-story building with a basement that houses the Cooper Asian Pub with two apartments above (Lot 6). The site is bounded by East 6th Street and the Cooper Student Union to the north, a 20+ story hotel to the south, Cooper Square and five story commercial/industrial buildings to the west, and six story multi use commercial/apartment buildings to the east. Access to the Subject Property is gained via Cooper Square to the west. The concrete and brick building on Lot 6 is approximately 4,300 square feet in size, and as indicated above, houses the Cooper Asian Pub with two apartments above. Basement access is gained from the pub that occupies the first floor of the building, and is utilized as storage for the pub and a utility room. The pub occupies the first floor of the building and is finished with wood floors and sheetrock and brick walls and ceiling. The second and third floors contain apartments (one per floor) and are also finished with wood floors and sheetrock walls and ceiling.

The Subject Property is connected to the New York City sewer system, water, gas and electric services. These services enter the Subject Property underground from Cooper Square to the west. The building is heated via forced air.

The topography of the Subject Property and its vicinity is generally level. **Figure 1** provides a Site Plan.

4.1.3 Storage Tanks

No evidence of underground storage tanks (USTs) or above-ground storage tanks (ASTs) were observed at the Subject Property. No evidence of former USTs or ASTs were observed at the Subject Property.

4.1.4 Hazardous or Regulated Materials

No evidence of suspect hazardous or regulated materials were identified at the Subject Property.

4.1.5 Solid, Hazardous, or Regulated Wastes

No evidence of suspect solid, hazardous, or regulated wastes were identified at the Subject Property.

4.1.6 Staining, Corrosion, Stressed Vegetation and/or Dead Vegetation

No evidence of staining, corrosion, or stressed and/or dead vegetation was identified at the Subject Property.

4.1.7 Fill Dirt or Land Disposal

No areas of fill or evidence of land disposal of material(s) were observed at the Subject Property.

4.1.8 Wastewaters

No waste disposal pits, ponds, or lagoons were observed at the Subject Property. No evidence of former pits, ponds, or lagoons were observed at the Subject Property.

4.1.9 Potable Water Supply/Wells

No monitoring wells or potable water wells were observed at the Subject Property. No monitoring wells were observed on adjacent properties.

4.1.10 Air Emissions

No evidence of regulated air emissions were observed at the Subject Property.

4.1.11 PCBs

No leaking electric transformers containing PCBs were observed at the Subject Property. No evidence of PCBs or PCB-containing equipment, except light ballasts, were observed at the Subject Property. Due to the age of the building, the possible presence of PCBs in light ballasts should be considered during future demolition or construction activities.

4.1.12 Suspect ACMs

No suspect asbestos-containing materials were observed at the Subject Property. An Asbestos Survey was conducted at the property in July of 2009 that identified roof flashing and roofing membrane as asbestos containing. See Sections 5.5 and 10.10 for further information.

4.1.13 Lead Based Paint

No suspect lead-based paint was observed at the Subject Property.

4.1.14 Lead in Drinking Water

The testing of drinking water for lead is beyond the scope of this Phase I ESA.

4.1.15 Mold

No visual evidence of mold was identified at the Subject Property.

4.1.16 Other Issues

No industrial processes were observed at the Subject Property. No evidence of historical industrial processes were observed at the Subject Property.

A floor drain was observed in the kitchen and basement of the building. No odors or staining were observed in the vicinity of the drain, and as such, neither drain appears to pose a threat to the environmental integrity of the Subject Property.

No current or former drum storage areas were observed at the Subject Property.

No subsurface drainage structures, such as leaching pools, cesspools, or drywells were observed at the Subject Property. No evidence of former subsurface drainage structures were observed at the Subject Property.

No odors indicative of a petroleum, chemical, or hazardous substance spill or release were identified at the Subject Property.

No engineering controls were noted at the Subject Property.

4.2 Adjacent Site Use

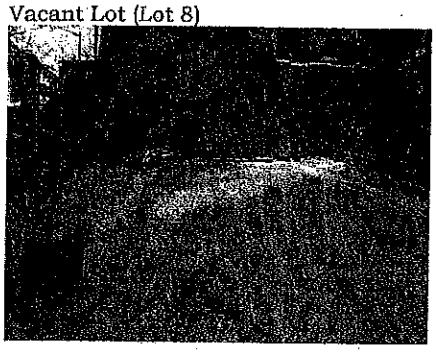
The Subject Property is located in a residential and commercial area. The following properties were identified immediately adjacent to the Subject Property:

Direction	Adjacent Parcel	Surrounding Parcels
North	East 6th Street and the Cooper Student Union	Residential/Commercial
South	20+ story hotel	Residential / Commercial
East	Six story multi use commercial / apartment buildings	Residential / Commercial
West	Cooper Square and then five story commercial/industrial buildings	Residential/Commercial

Hydro Tech does not believe that the adjacent properties identified above should impact upon the environmental quality of the Subject Property.

4.3 Subject Site Photographs

Vacant Lot (Lot 8)



Beer Garden (Lot 7)

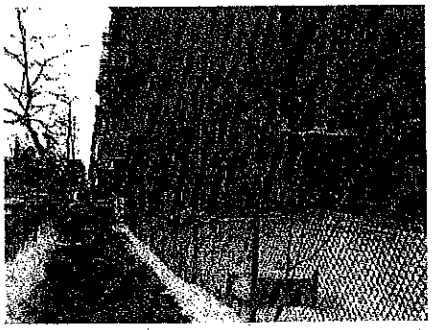
South Side of Building

Exterior View of Building

Asian Pub

Basement Stairs

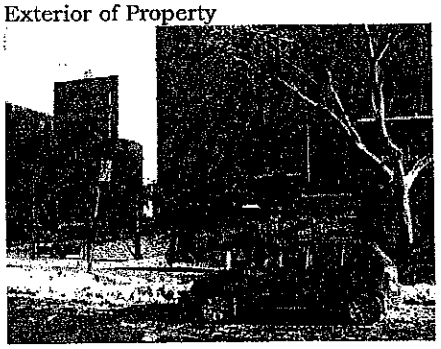
Fence at North End of Lot 8



Second Floor Apartment

Third Floor Apartment

Exterior of Property



Basement

4.4 Summary of Observations of Potential Concern

No potential concerns were identified during Hydro Tech's walk-through of the subject site:

5.0 SUBJECT PROPERTY HISTORY AND USE

5.1 Historic Aerial Photographs

Aerial Photographs for the Subject Property and its vicinity dated 1943, 1953, 1966, 1975, 1984, 1995, and 2006 were obtained from EDR and evaluated in order to establish the history of the Site. **Section 10.7** provides a copy of any Aerial Photographs obtained over the course of this investigation.

Date	Subject Property Shown As	Notes
1943	Three buildings on-site	Urban development surrounds
1953	Same as above	Urban development surrounds
1966	Same as above	Urban development surrounds
1975	Same as above	Urban development surrounds
1984	Same as above	Urban development surrounds
1995	Two buildings and a vacant lot	Urban development surrounds
2006	One building and vacant lots	Urban development surrounds

5.2 Historical Maps

Sanborn Fire Rate Insurance Maps for the Subject Property and its vicinity dated 1895, 1903, 1904, 1920, 1921, 1944, 1950, 1969, 1971, 1975, 1976, 1979, 1980, 1983, 1985, 1987, 1988, 1991, 1992, 1993, 1994, 1995, 1996, 2001, 2002, 2003, 2004, 2005 were obtained from EDR and evaluated in order to establish the history of the Site. **Section 10.8** provides a copy of the Sanborn Fire Rate Insurance Maps.

Date	Subject Property Shown As	Notes
1895	Subject site not covered on Sanborn Map	
1903	Apartments and storefronts (Lots 6 and 7), and a hotel (Lot 8)	
1904	Subject site not covered on Sanborn Map	
1920	Same as 1903	
1921	Subject site not covered on Sanborn Map	
1944	Apartments and storefront (Lot 6), boarded-up building (Lot 7), and "lodging" and storefront (Lot 8)	
1950	Apartments and storefront (Lot 6), machine shop boarded up above (Lot 7), and lodging and storefront (Lot 8)	
1969	Subject site not covered on Sanborn Map	
1971	Same as 1950	
1975	Subject site not covered on Sanborn Map	
1976-1987	Apartments and storefront (Lot 6), machine shop boarded up above (Lot 7), and lodging and storefront (Lot 8)	
1988-1996	Apartments and storefront (Lot 6), commercial and "boarded up" (Lot 7), and an undeveloped lot (Lot 8)	
2001	Apartments and storefront (Lot 6), and undeveloped lots (Lot 7 an 8)	
2002-2005	Apartments and storefront (Lot 6), undeveloped lot (Lot 7), and parking (Lot 8)	

5.3 City Directory Search

In order to further assess the property's history, available City Directory files were obtained from EDR for review. The City Directories document known occupants of specific properties and sorted by individual addresses. **Section 10.8** provides a copy of the City Directory Search.

The following provides a listing of all documented usages of the Subject Property (35-39 Cooper Square and 200 6th Street).

35 Cooper Square

Date	Use of Subject Property	Surrounding Property Use
1978-1988	Hisaes Place	Commercial / Residential
1993	Zazou	Commercial / Residential
2000	Dolphins	Commercial / Residential
2006	Dolphins, Vilca Hisae	Commercial / Residential

37 Cooper Square

Date	Use of Subject Property	Surrounding Property Use
1927	Abbot Sheet Metal Works, Nikolas Krawchuk Cafeteria, Apartment	Commercial / Residential
1931	Apartments	Commercial / Residential
1938	Nikolas Cafeteria	Commercial / Residential

39 Cooper Square

Date	Use of Subject Property	Surrounding Property Use
1927	Manhattan Iron Works	Commercial / Residential
1931	Apartments	Commercial / Residential
1973	Everest Company	Commercial / Residential
1978	Tree Tops Unlimited	Commercial / Residential
1983	Tree Creations Labels	Commercial / Residential

200 East 6th Street

Date	Use of Subject Property	Surrounding Property Use
1927	Girgus Isaac Cigars, West Jos Hotel	Commercial / Residential

5.4 Municipal Records

Freedom of Information Act (FOIA) requests were issued to the following regulatory agencies with respect to the Subject Property. All reasonably ascertainable municipal records are provided with this report. **Section 10.6** provides copies of the regulatory agency documents.

- New York City Department of City Planning
- New York City Department of Building
- New York City Department of Health
- New York City Bureau of Fire Department
- New York State Department of Environmental Conservation
- New York City Department of Environmental Protection

New York City Department of City Planning
A FOIA request was submitted to the New York City Zoning Department on January 6, 2011. The address of the Subject Property is identified as 35-39 Cooper Square. The Subject Property has no alternative addresses.

The New York City Zoning Department indicated that the Subject Property is zoned "C6-1". The Little "E" Restriction is listed as "N/A".

The Department of Finance Occupancy Code is listed as "S1-Residence-Multi-U" for the Subject Property. This is consistent with the historical and current utilization of the Subject Property.

Lot 7 has a Department of Finance Occupancy Code of "Z9-Miscellaneous", and Lot 8 has a Department of Finance Occupancy Code of "G7-Garage/Gas Station". Although the Occupancy Code for Lot 8 is a Garage/Gas Station, Hydro Tech has uncovered no evidence over the course of this investigation to suggest the lot was utilized for such a use.

New York City Department of Building
A FOIA request was submitted to the New York City Department of Building (NYCDOB) on January 6, 2011.

The Tax Map number for 35-39 Cooper Square is Block 461, Lots 6-8. The NYCDOB indicates that there are no open complaints or open DOB violations and three (3) open Environmental Control Board (ECB) violations reported for the Lot. A Partial Vacate Exists for the lot due to a lack of a second egress from the year yard. The open violations are related to occupancy contrary to that allowed by the CO (two violations); and a blocked exit hallway. While not an environmental concern, the open violations should be adequately addressed. There are nineteen (19) actions listed for lot 6 pertaining to alteration, building notice, complaints, letter of no objection, plumbing, public assembly, sprinklers, special report, unsafe building and Certificate of Occupancy. One (1) Certificate of Occupancy (CO) document was included in the NYCDOB records for Lot 6. A CO (illegible number) dated 1960 indicates the use of the site as storage in the cellar, a store on the first floor, and one half apartments on the second and third floors. One (1) Certificate of Occupancy (CO) document was included in the NYCDOB records for Lot 8. CO #77839 dated 1977 lists the use of the site as a boiler room and storage in the sub-cellar, storage in the cellar, stores on the first floor, and apartments on the second through fifth floors.

New York City Department of Health
A FOIA request was submitted to the New York City Department of Health (NYCDOH) on January 6, 2011. The NYCDOH was contacted via telephone to obtain the status of the FOIA request. As of the date of this report, the NYCDOH has not responded to our initial search request or subsequent follow-up calls. Any information provided by the NYCDOH will be provided as soon as it has been received and evaluated.

New York City Bureau of Fire Prevention
A FOIA request was submitted to the New York City Bureau of Fire Prevention (NYCBFP) on January 6, 2011. The NYCBFP was contacted via telephone to obtain the status of the FOIA request. As of the date of this report, the NYCBFP has not responded to our initial search request or subsequent follow-up calls. Any information provided by the NYCBFP will be provided as soon as it has been received and evaluated.

New York State Department of Environmental Conservation
A FOIA request was submitted to the New York State Department of Environmental Conservation (NYSDEC) on January 6, 2011. The NYSDEC responded that no records could be found for the Subject Property.

New York City Department of Environmental Protection
A FOIA request was submitted to the New York City Department of Environmental Protection (NYCDEP) on January 6, 2011. The NYCDEP responded that our request has been received and is being processed. Any information provided by the NYCDEP will be provided as soon as it has been received and evaluated.

5.5 Previous Studies

The results of a Pre-Demolition Asbestos Survey dated December 21, 2010 that was prepared for the subject site by Emteque was provided for review. According to the laboratory results, roof flashing and roofing membrane were found to contain asbestos. Although a copy of their actual report was not provided (only their proposal and laboratory results), these materials must be removed by a licensed asbestos abatement contractor prior to demolition of the building. The presence of ACM at the property is considered a REC that should be properly addressed. **Section 10.10** provides a copy of any Historical Data.

5.6 Summary of Historic Uses

Based on a review of available information provided and/or obtained for the Subject Property as of the date of this ESA, it appears that the Subject Property has been developed since the early 1900s and has been utilized for residential and commercial/retail use, in addition to a machine shop and iron works facility. Other specific historical uses include a cigar shop and cafeteria. The historic use of the site as a machine shop and iron works facility may have affected the environmental integrity of the Subject Property and is considered a REC.

The historical use of adjacent properties does not appear to have impacted the environmental quality of the Subject Property.

No historical data failure (defined by ASTM E1527-05 as "a failure to achieve the historical research objectives") was encountered over the course of this investigation.

6.0 PHYSICAL AND HYDROGEOLOGIC SETTING

6.1 Geology

The Site is located in southeastern portion of the borough of Manhattan, New York. The elevation of the Subject Property is approximately 41 feet above mean sea level (USGS Brooklyn Quadrangle Topographic Map).

The vicinity of the site is characterized by metamorphosed sequences of bedrock known as the Manhattan Prong of the Hartland Formation. The Hartland Formation was formed during the late Cambrian to early Ordovician period and consists of undivided pelitic schist with gneiss and amphibolite. The formation is frequently cross cut by transverse and parallel faults. The area is overlain by Pleistocene aged glacial till deposits.

Outcrops of bedrock are commonplace in the Borough of Manhattan, as can be seen in Central Park. However, no areas of exposed bedrock were identified during the site inspection portion of the Phase I.

6.2 Hydrology

The depth to groundwater in the vicinity of the Subject Property is approximately 15 to 20 feet below grade. The regional groundwater flow direction in the vicinity of the Subject Property is towards the east, in the direction of the East River.

7.0 REGULATORY INFORMATION/INTERVIEWS

7.1 Database

Federal, State, Local and Tribal hazardous waste databases were reviewed with respect to the Subject Property and surrounding properties. The search areas for each database were specified by both ASTM E 1527 and the AAI rule. In addition, all orphan sites (those without adequate information for mapping purposes) listed in the database search were also reviewed, evaluated and incorporated (as needed). **Section 10.5** provides a copy of the Database Search Results. The following databases, with the appropriate search radius, were reviewed:

ASTM Standard Environmental Record Source	Approx. ASTM Minimum Search Distance (MSD)	Number of Mapped Sites within MSD	Number of Orphan Sites
1. NPL (Superfund) *National Priorities List*	1.0 Mile	0	0
2. Delisted NPL Site *Delisted National Priorities List Site*	0.5 Mile	0	0
3. CERCLIS *Comprehensive Environmental Response Compensation & Liability Information System*	0.5 Mile	0	0
4. CERCLIS NFRAP *CERCLIS No Further Remedial Action Planned Site*	0.5 Mile	0	0
5. RCRA-TSD CORRACTS *Resource Conservation & Recovery Treatment/ Storage/ Disposal Facility Subject to Corrective Action*	1.0 Mile	0	0
6. RCRA-TSD *Resource Conservation & Recovery Treatment/ Storage/ Disposal Facility (Non-Corrective Action)*	0.5 Mile	0	0
7. RCRA-LG *Resource Conservation & Recovery Large Quantity Generator*	Site & Adjoining	0	1
8. RCRA-SG *Resource Conservation & Recovery Small Quantity Generator*	Site & Adjoining	0	0
9. ERNS *Emergency Response Notification System*	Property Only	0	0
10. Local / State / Tribal UST, PBS *Registered Storage Tanks*	Site & Adjoining	0	1
11. Local / State / Tribal LTANKS *Leaking Underground Storage Tanks*	0.5 Mile	97	0
12. State Spill Incidents *NYSDEC Spill Sites*	0.125 Mile	17	1
13. Local / State / Tribal SWF *Solid Waste Facility / Landfill*	0.5 Mile	1	0
14. Local / State / Tribal CERCLIS *Inactive Hazardous Waste Disposal Site*	0.5 Mile	0	1
16. Inst. / Engineering Controls *Registry of Institutional and/or Engineering Controls*	Property Only	0	0
17. Voluntary Cleanup Program Sites *Local / State / Tribal VCP Sites*	0.5 Mile	0	1
18. Brownfield Sites *Local / State / Tribal Brownfield Sites*	0.5 Mile	2	0
19. Non-ASTM Record Source(s)	Not Applicable	No MSD has been established by ASTM for these sources	

The review and evaluation of the above Federal and State/Tribal/Local Databases indicates that the Subject Property was not identified in any of the above databases.

Ninety-seven (97) sites are listed in the Leaking Underground Storage Tanks (LUSTs) database within a ½ mile radius of the Subject Property. Only eight (8) of the cases remain open, the closest of which is upwards of 1,000 feet crossgradient of the subject site. As such, based on distance, gradient, and/or current case status none of the ninety-seven LUST sites should impact upon the environmental quality of the Subject Property.

Seventeen (17) properties are listed in the NY Spills database within a ⅛ mile radius of the Subject Property. Each of the cases have been closed, and as such, based on distance, gradient, and/or current case status none of these incidents should impact upon the environmental quality of the Subject Property.

One (1) property is listed in the NY Solid Waste Facility database within a ½ mile radius of the Subject Property. This facility is located upwards of 4/10 mile downgradient of the Subject Property, and as such, it should not impact upon the environmental quality of the Subject Property.

Two (2) properties are listed on the NYS Brownfield database within a ½ mile radius of the Subject Property. Both sites are upwards of 4/10 mile downgradient of the subject site, and as such, should not impact upon the environmental quality of the Subject Property.

None of the remaining properties identified in the databases should impact upon the environmental quality of the Subject Property.

7.2 Enforcement Actions/Permitted Activities

To the best of Hydro Tech's knowledge and research, no enforcement actions/permitted activities are associated with the subject property that may affect its environmental integrity.

7.3 Interviews/User Provided Information

7.3.1 Local Regulatory Interviews

The following regulatory agencies provide information to Hydro Tech:

- Dr. Fawzy I. Abdelsadek of the NYSDEC

The following information was provided to Hydro Tech:

- Mr. Abdelsadek indicated that no records are listed for the Subject Property

7.3.2 User Provided Information

Mr. Henry Goodhue of Arun Bhatia Development Corp. completed HTE's Environmental Questionnaire for the client/user. A review of the Questionnaire did not provide any additional information with respect to the environmental integrity of the subject property that was not obtained from other sources over the course of this investigation. **Section 10.4** provides a copy of the Phase I Questionnaire.

7.3.3 Owner/Occupant Provided Information

The following historical and current owners, operators or occupants provided information during the performance of the Phase I Assessment:

- Mr. Henry Goodhue and Mr. Paul Ratnofsky of Arun Bhatia Development Corp. (owner

representatives).

The following information was provided to Hydro Tech:

Mr. Goodhue provided access to the property and completed our environmental questionnaire. Mr. Goodhue indicated that the property consists of three (3) separate lots that exist as a vacant lot, "beer garden" and bar with apartments above. Mr. Goodhue also indicated that an Asbestos Survey had been performed at the property and provided Hydro Tech with a copy of the report (see Sections 5.5 and 10.10 for further information).

The interview did not provide any additional information with respect to the environmental integrity of the subject property that was not obtained from other sources over the course of this investigation.

Hydro Tech was not provided with any other owner, operator or occupant information for the Subject Property. Although an interview with the former owner(s) was not possible as none were provided to HTE as of the date of this ESA, we do not believe that any such owner(s) would have additional material information regarding the potential for contamination at the property that was not obtained from other sources over the course of this investigation.

7.4 Summary of Regulatory Information

Based on a review of available information provided above, no potential Recognized Environmental Conditions were identified in connection with the Subject Property.

8.0 Radon

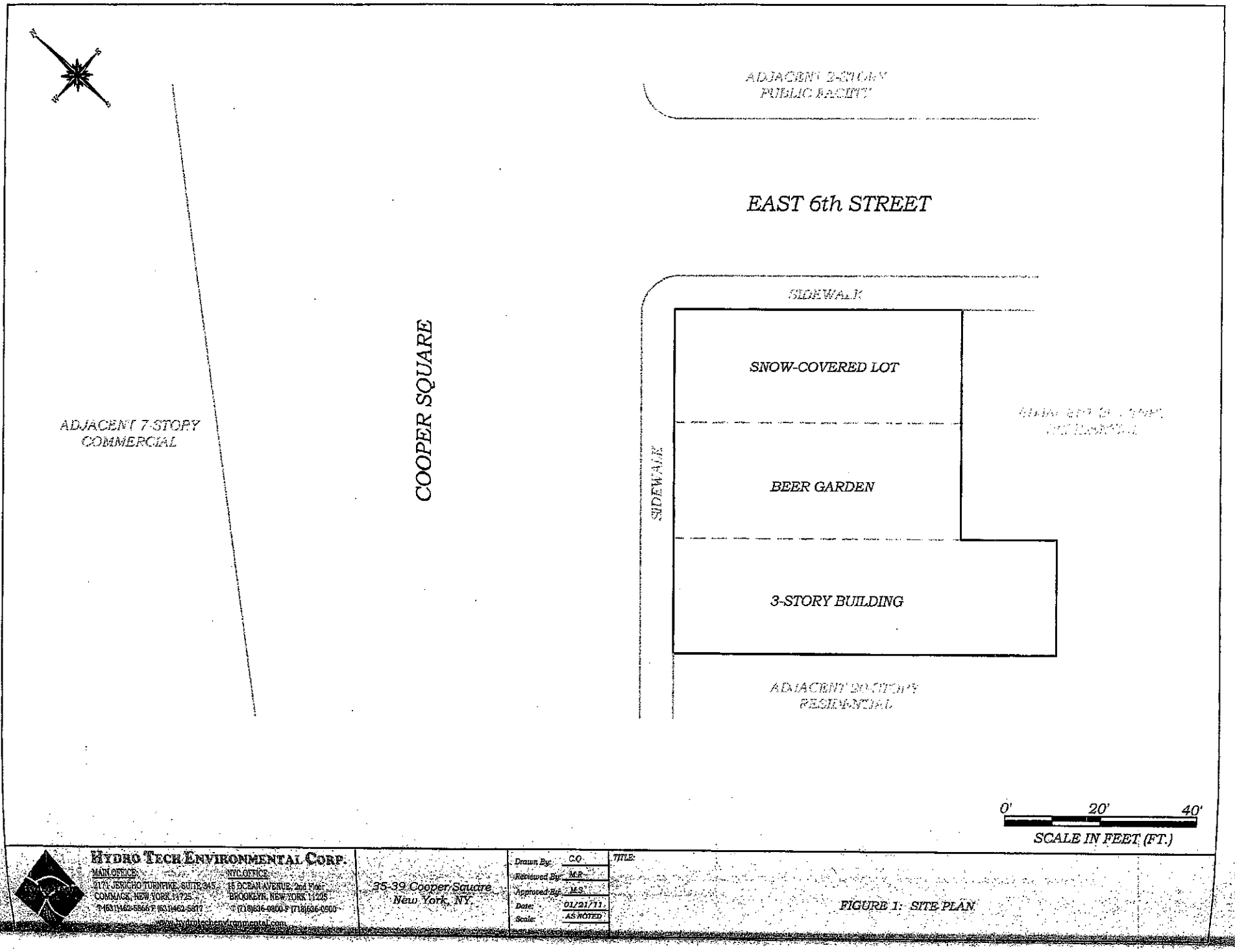
According to a report by the United States Environmental Protection Agency ("EPA"), New York County has been designated a Radon Zone Level 3 County. A Zone 3 County has a predicted average indoor screening level of <2.0 pCi/l for radon gas. The United States EPA and Centers for Disease Control have established a continuous exposure level above 4.0 pCi/l as a cause for concern.

9.0 Wetlands

No evidence of salt or fresh marshes or wetlands (water bodies and/or emergent wetland vegetation) were observed at the Subject Property.

10.0 APPENDIX

10.1 SITE MAPS



HYDRO TECH ENVIRONMENTAL CORP.
MAIN OFFICE:
2171 JERICHO TURNPIKE, SUITE 345
COMMACK, NEW YORK 11725
T (631)462-5866 F (631)462-5877
NYC OFFICE:
15 OCEAN AVENUE, 2nd Floor
BROOKLYN, NEW YORK 11225
T (718)636-0900 F (718)636-0900
www.hydrotechenvironmental.com

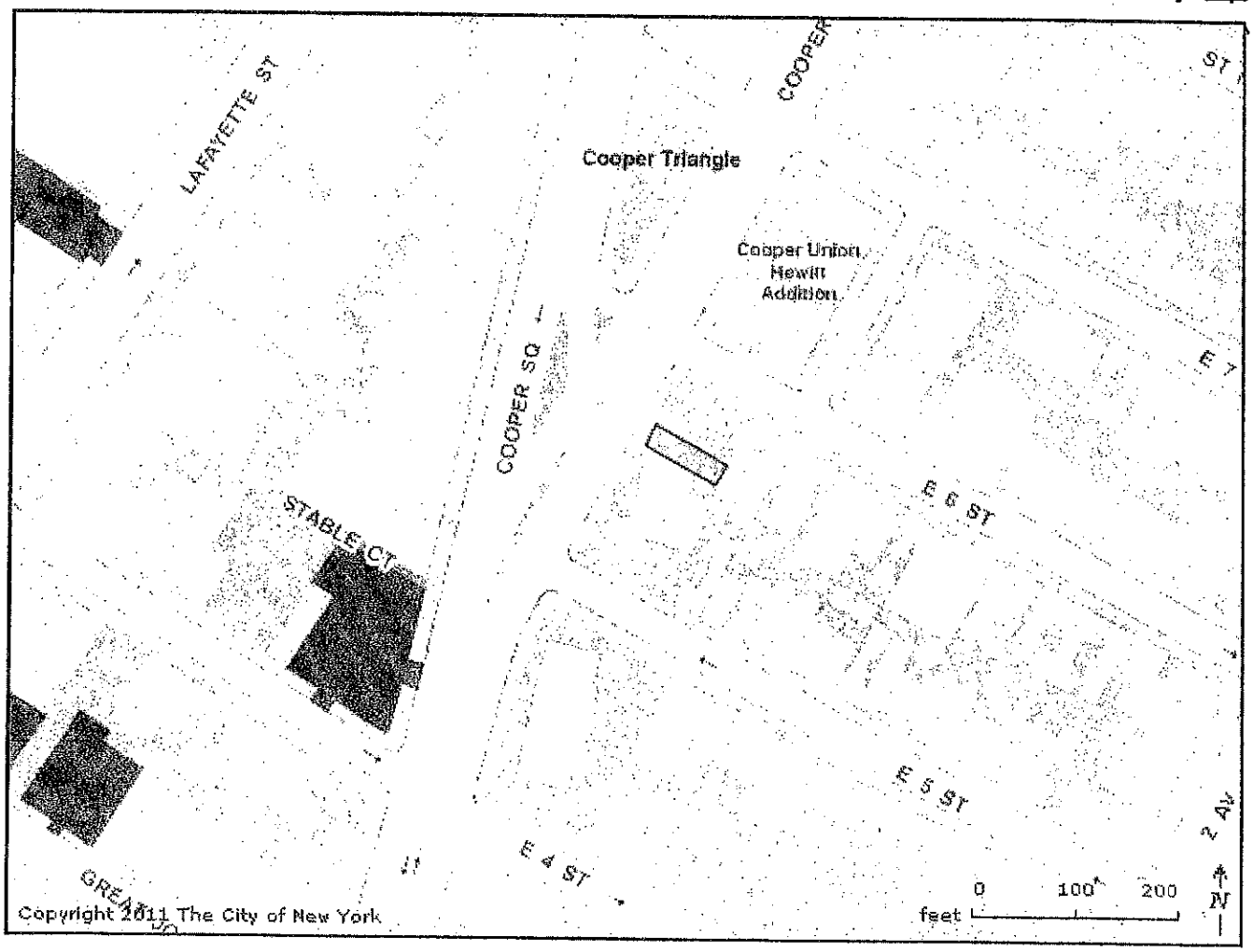
35-39 Cooper Square
New York, NY

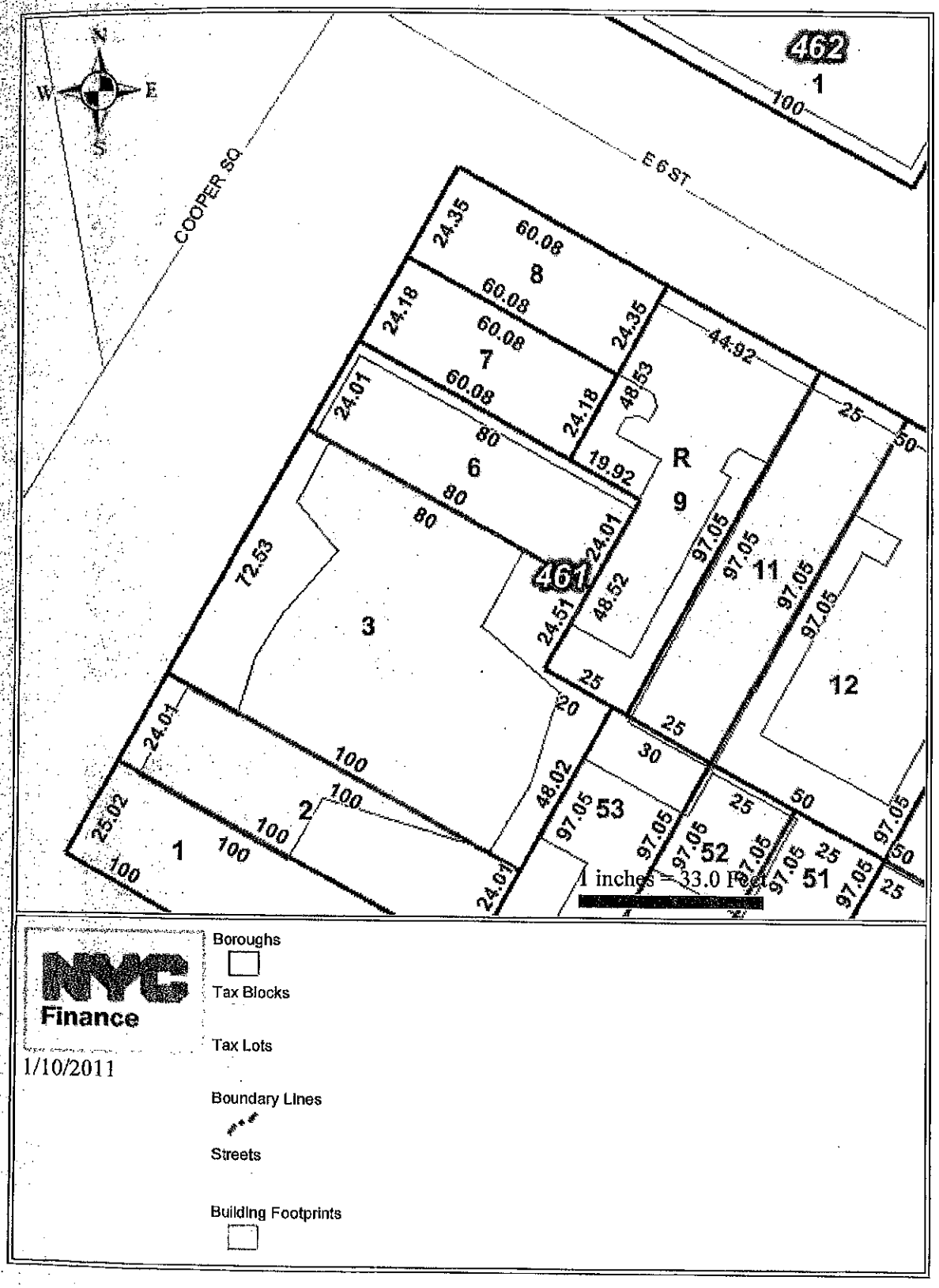
Drawn By: C.O
Reviewed By: M.R
Approved By: M.S
Date: 01/21/11
Scale: AS NOTED

TITLE:

FIGURE 1: SITE PLAN

Cooper Square ***NYCityMap***

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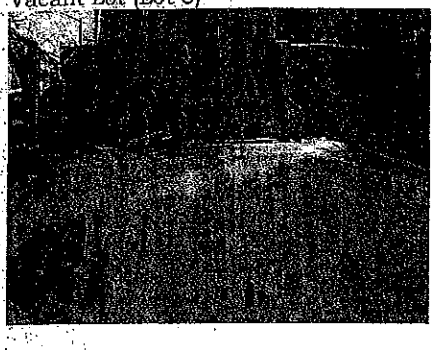
20
30
48.02
25.02
1 inches = 33.0 Feet
NYC Finance
1/10/2011
Boroughs
Tax Blocks
Tax Lots
Boundary Lines
Streets
Building Footprints

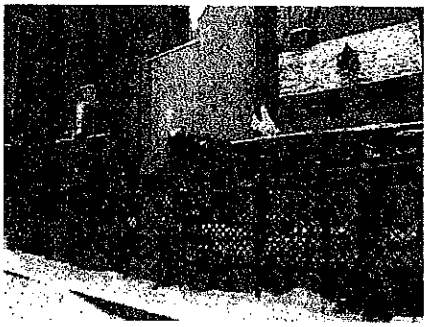
10.2 SITE CONDITION REPORT

10.3 SITE PHOTOGRAPHS

Vacant Lot (Lot 8)



Beer Garden (Lot 7)



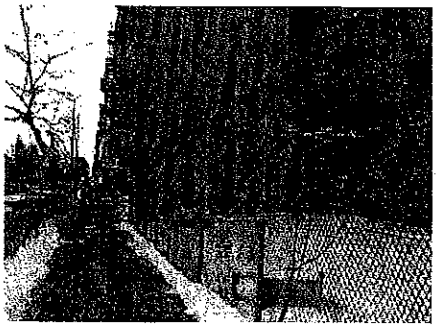
South Side of Building

Exterior View of Building

Asian Pub

Basement Stairs

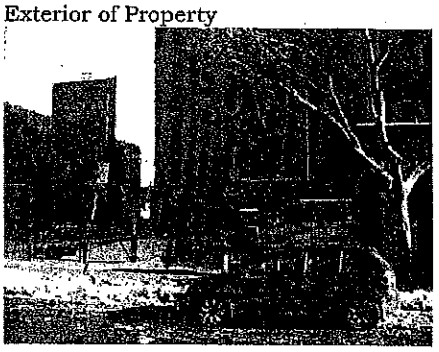
Fence at North End of Lot 8



Second Floor Apartment

Third Floor Apartment

Exterior of Property



Basement

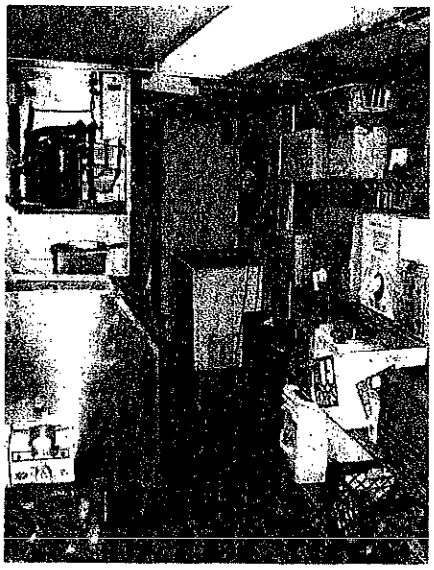


Exhibit B

Gmail

Soil and water tests -cooper Square

Arun Bhatia <bhatiadevelopment@gmail.com> Mon, Aug 6, 2012 at 5:10 PM
To: Paul Ciraulo <pciraulo@mmm.edu>, cassey Deutsch <cdeutsch@mmm.edu>, Kristy Schwarzmann <kschwarzmann@mmm.edu>, wayne Santucci <wsantucci@mmm.edu>
Cc: Henry Gooodhue <hegoodhue@gmail.com>, Ferdinand gallo <ferdinand.gallo@bingham.com>, Arun Bhatia <bhatiadevelopment@gmail.com>

Paul,as per your request, please find detailed results of soil sample analysis for the ground at above property. As stated on the cover letter in para 3 ,**"The soil sample results met the New York State soils Clean up objectives (SCO) for conventional residential usage ".**
Please forward it to your attorney.Thanks.

--
Arun Bhatia
President
Arun Bhatia Development Corp.

Office: 212 564 1770
Fax: 212 564 1821
Email: bhatiadevelopment@gmail.com
www.bhatiadevelopment.com

12 8 06 soil and groundwater test results -Cooper Square.PDF
21661K

EMTEQUE LLC
A WCD Group Company

July 12, 2012

Mr. Henry Goodhue
Arun Bhatia Development Organization
500 West 43rd Street
New York, NY 10036

Re: Soil/water results – 35 Cooper Square
Emteque LLC Project No. 12-5718

Dear Mr Goodhue,

Emteque LLC has been retained to provide for the analysis of two (2) soil samples which have been collected from the above referenced site from various depths to 20 feet below grade surface (bgs), composite samples and for the collection and analysis of one (1) ground water sample collected from the above referenced site. Samples have been analyzed for Target Analyte metals, PCBs, Volatile Organic Compounds (VOCs), Semi-volatile Organic Compounds (SVOCs), and Pesticides. Sample analysis has been subcontracted to Phoenix Environmental Laboratories, a New York State Department of Health accredited laboratory for these types of analyses.

Sample results have been compared to various New York State Regulatory standards/guidelines and results are summarized in the attached tables.

In summary, the soil sample results met the New York State Soils Clean-Up Objectives (SCO) for conventional residential usage. With regards to the groundwater sample, the results were all below the New York State regulatory guidelines. Chloroform and Acetone were noted in the sample and based on the levels of Chloroform and Acetone in the soil sample results; it is our opinion, that this is a laboratory artifact, which is a common occurrence during lab analysis. No soils/groundwater contamination has been noted which would affect the development of the site. Laboratory data has been attached.

Should you have any questions or require further clarification, please feel free to contact me at your earliest convenience.

Sincerely,

Eric Telemaque
President

cc: Files
Attachments

505 Eighth Avenue, Suite 900
New York, NY 10018-4546
P: 212 631 9000
F: 212 631 8066

23 Route 31 North, Suite B26
Pennington, NJ 08534-1600
P: 609 730 0007
F: 609 730 0011

EMTEQUE

AIB Management
Project: 35 Cooper Square, New York NY

SOIL SAMPLING RESULTS

								BC05769		BC05770	
								6/30/2012		6/30/2012	
								COMPOSITE 01		COMPOSITE 02	
								Soil		Soil	
	Units	375 UNREST. SCO	375 SOIL GWP	375 RES. NON RESID SCO	RESIDENTAL SCO	FUEL CRITERIA	TAGM SOIL	Result	RL	Result	RL
Miscellaneous/Inorganics											
Percent Solid	%							91		90	
Metals, Total											
Aluminum	mg/Kg							5,750	53	5,530	54
Antimony	mg/Kg							BRL	3.5	BRL	3.6
Arsenic	mg/Kg	13	16	16	16		7.5	0.9	0.7	1	0.7
Barium	mg/Kg	350	820	400	350		300	43.9	0.35	36.3	0.36
Beryllium	mg/Kg	7.2	47	590	14		0.16	BRL	0.28	BRL	0.29
Cadmium	mg/Kg	2.5	7.5	9.3	2.5		1	BRL	0.35	BRL	0.36
Calcium	mg/Kg						50	1,070	5.3	960	5.4
Chromium	mg/Kg						10	12.5	0.35	13.5	0.36
Cobalt	mg/Kg						30	2.58	0.35	2.32	0.36
Copper	mg/kg	50	1,720	270	270		25	10.1	0.35	9.2	0.36
Iron	mg/Kg						2,000	9,040	53	9,260	54
Lead	mg/Kg	63	450	1,000	400		0.03	113	0.35	26.3	0.36
Magnesium	mg/Kg						50	1,680	5.3	1,520	5.4
Manganese	mg/Kg	1,600	2,000	10,000	2,000		0.15	89.2	0.35	71.5	0.36
Mercury	mg/Kg	0.18	0.73	2.8	0.81		0.1	0.07	0.06	BRL	0.07
Nickel	mg/Kg	30	130	310	140		13	12.3	0.35	13.2	0.36
Potassium	mg/Kg						50	1,420	5.3	1,270	5.4
Selenium	mg/Kg	3.9	4	1,500	36		2	BRL	1.4	BRL	1.4
Silver	mg/Kg	2	8.3	1,500	36			BRL	0.35	BRL	0.36
Sodium	mg/Kg						50	120	5.3	107	5.4
Thallium	mg/Kg							BRL	3.2	BRL	3.2
Vanadium	mg/Kg						150	13.9	0.35	13.8	0.36
Zinc	mg/Kg	109	2,480	10,000	2,200		20	27.8	0.35	19.6	0.36
PCBs By SW 8082											
PCB-1016	ug/Kg	100		1,000	1,000		1,000	ND	360	ND	360
PCB-1221	ug/Kg	100		1,000	1,000		1,000	ND	360	ND	360
PCB-1232	ug/Kg	100		1,000	1,000		1,000	ND	360	ND	360
PCB-1242	ug/Kg	100		1,000	1,000		1,000	ND	360	ND	360
PCB-1248	ug/Kg	100		1,000	1,000		1,000	ND	360	ND	360
PCB-1254	ug/Kg	100		1,000	1,000		1,000	ND	360	ND	360
PCB-1260	ug/Kg	100		1,000	1,000		1,000	ND	360	ND	360
PCB-1262	ug/Kg							ND	360	ND	360
PCB-1268	ug/Kg							ND	360	ND	360
Volatiles By SW8260											
1,1,1,2-Tetrachloroethane	ug/Kg							ND	5.5	ND	5.6
1,1,1-Trichloroethane	ug/Kg	680	680	500,000	100,000		800	ND	5.5	ND	5.6
1,1,2,2-Tetrachloroethane	ug/Kg						600	ND	5.5	ND	5.6
1,1,2-Trichloroethane	ug/Kg							ND	5.5	ND	5.6
1,1-Dichloroethane	ug/Kg	270	270	240,000	19,000		200	ND	5.5	ND	5.6
1,1-Dichloroethene	ug/Kg	330	330	500,000	100,000		400	ND	5.5	ND	5.6
1,1-Dichloropropene	ug/Kg							ND	5.5	ND	5.6
1,2,3-Trichlorobenzene	ug/Kg							ND	5.5	ND	5.6
1,2,3-Trichloropropane	ug/Kg						400	ND	5.5	ND	5.6
1,2,4-Trichlorobenzene	ug/Kg							ND	5.5	ND	5.6
1,2,4-Trimethylbenzene	ug/Kg	3,600	3,600	190,000	47,000	3,600		ND	5.5	ND	5.6
1,2-Dibromo-3-chloropropane	ug/Kg							ND	5.5	ND	5.6
1,2-Dibromoethane	ug/Kg							ND	5.5	ND	5.6
1,2-Dichlorobenzene	ug/Kg	1,100	1,100	500,000	100,000		7,900	ND	5.5	ND	5.6
1,2-Dichloroethane	ug/Kg	20	20	30,000	2,300		100	ND	5.5	ND	5.6
1,2-Dichloropropane	ug/Kg							ND	5.5	ND	5.6
1,3,5-Trimethylbenzene	ug/Kg	8,400	8,400	190,000	47,000	8,400		ND	5.5	ND	5.6
1,3-Dichlorobenzene	ug/Kg	2,400	2,400	280,000	17,000		1,600	ND	5.5	ND	5.6
1,3-Dichloropropane	ug/Kg						300	ND	5.5	ND	5.6
1,4-Dichlorobenzene	ug/Kg	1,800	1,800	130,000	9,800		8,500	ND	5.5	ND	5.6
2,2-Dichloropropane	ug/Kg							ND	5.5	ND	5.6
2-Chlorotoluene	ug/Kg							ND	5.5	ND	5.6
2-Hexanone	ug/Kg							ND	27	ND	28
2-Isopropyltoluene	ug/Kg							ND	5.5	ND	5.6
4-Chlorotoluene	ug/Kg							ND	5.5	ND	5.6
4-Methyl-2-pentanone	ug/Kg						1,000	ND	27	ND	28
Acetone	ug/Kg	50	50	500,000	100,000		200	ND	27	ND	28
Acrylonitrile	ug/Kg							ND	11	ND	11
Benzene	ug/Kg	60	60	44,000	2,900	60	60	ND	5.5	ND	5.6
Bromobenzene	ug/Kg							ND	5.5	ND	5.6
Bromochloromethane	ug/Kg							ND	5.5	ND	5.6
Bromodichloromethane	ug/Kg							ND	5.5	ND	5.6
Bromoform	ug/Kg							ND	5.5	ND	5.6
Bromomethane	ug/Kg							ND	5.5	ND	5.6
Carbon Disulfide	ug/Kg						2,700	ND	5.5	ND	5.6
Carbon tetrachloride	ug/Kg	760	760	22,000	1,400		600	ND	5.5	ND	5.6
Chlorobenzene	ug/Kg	1,100	1,100	500,000	100,000		1,700	ND	5.5	ND	5.6
Chloroethane	ug/Kg						1,900	ND	5.5	ND	5.6
Chloroform	ug/Kg	370	370	350,000	10,000		300	ND	5.5	ND	5.6
Chloromethane	ug/Kg							ND	5.5	ND	5.6
cis-1,2-Dichloroethene	ug/Kg	250	250	500,000	59,000			ND	5.5	ND	5.6
cis-1,3-Dichloropropene	ug/Kg							ND	5.5	ND	5.6
Dibromochloromethane	ug/Kg						5	ND	5.5	ND	5.6

EMTEQUE

AIB Management
Project: 35 Cooper Square, New York NY

SOIL SAMPLING RESULTS

	Units	375 UNREST. SCO	375 SOIL GWP	375 RES. NON RESID SCO	RESIDENTAL SCO	FUEL CRITERIA	TAGM SOIL	BC05769 6/30/2012 COMPOSITE 01 Soil Result	RL	BC05770 6/30/2012 COMPOSITE 02 Soil Result	RL
Dibromomethane	ug/Kg							ND	5.5	ND	5.6
Dichlorodifluoromethane	ug/Kg							ND	5.5	ND	5.6
Ethylbenzene	ug/Kg	1,000	1,000	390,000	30,000	1,000	5,500	ND	5.5	ND	5.6
Hexachlorobutadiene	ug/Kg							ND	5.5	ND	5.6
Isopropylbenzene	ug/Kg					2,300		ND	5.5	ND	5.6
m&p-Xylene	ug/Kg							ND	5.5	ND	5.6
Methyl Ethyl Ketone	ug/Kg	120	120	500,000	100,000		300	ND	27	ND	28
Methyl t-butyl ether (MTBE)	ug/Kg	930	930	500,000	62,000			ND	11	ND	11
Methylene chloride	ug/Kg	50	50	500,000	51,000		100	ND	5.5	ND	5.6
Naphthalene	ug/Kg	12,000	12,000	500,000	100,000	12,000	13,000	ND	5.5	ND	5.6
n-Butylbenzene	ug/Kg	12,000	12,000	500,000	100,000	12,000		ND	5.5	ND	5.6
n-Propylbenzene	ug/Kg	3,900	3,900	500,000	100,000	3,900		ND	5.5	ND	5.6
o-Xylene	ug/Kg							ND	5.5	ND	5.6
p-Isopropyltoluene	ug/Kg					10,000		ND	5.5	ND	5.6
sec-Butylbenzene	ug/Kg	11,000	11,000	500,000	100,000	11,000		ND	5.5	ND	5.6
Styrene	ug/Kg							ND	5.5	ND	5.6
tert-Butylbenzene	ug/Kg	5,900	5,900	500,000	100,000	5,900		ND	5.5	ND	5.6
Tetrachloroethene	ug/Kg	1,300	1,300	150,000	5,500		1,400	ND	5.5	ND	5.6
Tetrahydrofuran (THF)	ug/Kg							ND	11	ND	11
Toluene	ug/Kg	700	700	500,000	100,000	700	1,500	ND	5.5	ND	5.6
Total Xylenes	ug/Kg	260	1,600			260	1,200	ND	5.5	ND	5.6
trans-1,2-Dichloroethene	ug/Kg	190	190	500,000	100,000		300	ND	5.5	ND	5.6
trans-1,3-Dichloropropene	ug/Kg							ND	5.5	ND	5.6
trans-1,4-dichloro-2-butene	ug/Kg							ND	11	ND	11
Trichloroethene	ug/Kg	470	470	200,000	10,000		700	ND	5.5	ND	5.6
Trichlorofluoromethane	ug/Kg							ND	5.5	ND	5.6
Trichlorotrifluoroethane	ug/Kg						6,000	ND	5.5	ND	5.6
Vinyl chloride	ug/Kg	20	20	13,000	210		200	ND	5.5	ND	5.6
Semivolatiles By SW 8270											
1,2,4,5-Tetrachlorobenzene	ug/Kg							ND	250	ND	250
1,2,4-Trichlorobenzene	ug/Kg							ND	250	ND	250
1,2-Dichlorobenzene	ug/Kg	1,100	1,100	500,000	100,000		7,900	ND	250	ND	250
1,3-Dichlorobenzene	ug/Kg	2,400	2,400	280,000	17,000		1,600	ND	250	ND	250
1,4-Dichlorobenzene	ug/Kg	1,800	1,800	130,000	9,800		8,500	ND	250	ND	250
2,4,5-Trichlorophenol	ug/Kg						330	ND	250	ND	250
2,4,6-Trichlorophenol	ug/Kg							ND	250	ND	250
2,4-Dichlorophenol	ug/Kg						400	ND	250	ND	250
2,4-Dimethylphenol	ug/Kg							ND	250	ND	250
2,4-Dinitrophenol	ug/Kg						1,600	ND	570	ND	580
2,4-Dinitrotoluene	ug/Kg							ND	250	ND	250
2,6-Dinitrotoluene	ug/Kg						1,000	ND	250	ND	250
2-Chloronaphthalene	ug/Kg							ND	250	ND	250
2-Chlorophenol	ug/Kg						800	ND	250	ND	250
2-Methylnaphthalene	ug/Kg						36,400	ND	250	ND	250
2-Methylphenol (o-cresol)	ug/Kg	330	330	500,000	100,000		330	ND	250	ND	250
2-Nitroaniline	ug/Kg						1,600	ND	570	ND	580
2-Nitrophenol	ug/Kg						330	ND	250	ND	250
3&4-Methylphenol (m&p-cresol)	ug/Kg							ND	360	ND	360
3,3'-Dichlorobenzidine	ug/Kg							ND	250	ND	250
3-Nitroaniline	ug/Kg						1,600	ND	570	ND	580
4,6-Dinitro-2-methylphenol	ug/Kg							ND	1,000	ND	1,100
4-Bromophenyl phenyl ether	ug/Kg							ND	360	ND	360
4-Chloro-3-methylphenol	ug/Kg						330	ND	250	ND	250
4-Chloroaniline	ug/Kg						330	ND	250	ND	250
4-Chlorophenyl phenyl ether	ug/Kg							ND	250	ND	250
4-Nitroaniline	ug/Kg							ND	570	ND	580
4-Nitrophenol	ug/Kg						1,600	ND	1,000	ND	1,100
Acenaphthene	ug/Kg	20,000	98,000	500,000	100,000	20,000	330	ND	250	ND	250
Acenaphthylene	ug/Kg	100,000	107,000	500,000	100,000	100,000	41,000	ND	250	ND	250
Acetophenone	ug/Kg							ND	250	ND	250
Aniline	ug/Kg						330	ND	1,000	ND	1,100
Anthracene	ug/Kg	100,000	1,000,000	500,000	100,000	100,000	330	ND	250	ND	250
Azobenzene	ug/Kg							ND	360	ND	360
Benz(a)anthracene	ug/Kg	1,000	1,000	5,600	1,000	1,000	330	ND	250	ND	250
Benzidine	ug/Kg							ND	430	ND	440
Benzo(a)pyrene	ug/Kg	1,000	22,000	1,000	1,000	1,000		ND	250	ND	250
Benzo(b)fluoranthene	ug/Kg	1,000	1,700	5,600	1,000	1,000	1,100	ND	250	ND	250
Benzo(ghi)perylene	ug/Kg	100,000	1,000,000	500,000	100,000	100,000	330	ND	250	ND	250
Benzo(k)fluoranthene	ug/Kg	800	1,700	56,000	1,000	800	1,100	ND	250	ND	250
Benzoic acid	ug/Kg							ND	1,000	ND	1,100
Benzyl butyl phthalate	ug/Kg						330	ND	250	ND	250
Bis(2-chloroethoxy)methane	ug/Kg							ND	250	ND	250
Bis(2-chloroethyl)ether	ug/Kg							ND	360	ND	360
Bis(2-chloroisopropyl)ether	ug/Kg							ND	250	ND	250
Bis(2-ethylhexyl)phthalate	ug/Kg						330	ND	250	ND	250
Carbazole	ug/Kg							ND	540	ND	550
Chrysene	ug/Kg	1,000	1,000	56,000	1,000	1,000	400	ND	250	ND	250
Dibenz(a,h)anthracene	ug/Kg	330	1,000,000	560	330	330	330	ND	250	ND	250
Dibenzofuran	ug/Kg	7,000					6,200	ND	250	ND	250
Diethyl phthalate	ug/Kg						7,100	ND	250	ND	250
Dimethylphthalate	ug/Kg						2,000	ND	250	ND	250
Di-n-butylphthalate	ug/Kg						8,100	ND	250	ND	250
Di-n-octylphthalate	ug/Kg						330	ND	250	ND	250

EMTEQUE

AIB Management
Project: 35 Cooper Square, New York NY

SOIL SAMPLING RESULTS

	Units	375 UNREST. SCO	375 SOIL GWP	375 RES. NON RESID SCO	RESIDENTAL SCO	FUEL CRITERIA	TAGM SOIL	BC05769 6/30/2012 COMPOSITE 01 Soil Result	RL	BC05770 6/30/2012 COMPOSITE 02 Soil Result	RL
Fluoranthene	ug/Kg	100,000	1,000,000	500,000	100,000	100,000	330	250	250	ND	250
Fluorene	ug/Kg	30,000	386,000	500,000	100,000	30,000	330	ND	250	ND	250
Hexachlorobenzene	ug/Kg						410	ND	250	ND	250
Hexachlorobutadiene	ug/Kg							ND	250	ND	250
Hexachlorocyclopentadiene	ug/Kg							ND	250	ND	250
Hexachloroethane	ug/Kg							ND	250	ND	250
Indeno(1,2,3-cd)pyrene	ug/Kg	500	8,200	5,600	500	500	3,200	ND	250	ND	250
Isophorone	ug/Kg						4,400	ND	250	ND	250
Naphthalene	ug/Kg	12,000	12,000	500,000	100,000	12,000	13,000	ND	250	ND	250
Nitrobenzene	ug/Kg						330	ND	250	ND	250
N-Nitrosodimethylamine	ug/Kg							ND	360	ND	360
N-Nitrosodi-n-propylamine	ug/Kg							ND	250	ND	250
N-Nitrosodiphenylamine	ug/Kg							ND	360	ND	360
Pentachloronitrobenzene	ug/Kg							ND	360	ND	360
Pentachlorophenol	ug/Kg	800	800	6,700	2,400		1,600	ND	360	ND	360
Phenanthrene	ug/Kg	100,000	1,000,000	500,000	100,000	100,000	330	ND	250	ND	250
Phenol	ug/Kg	330	330	500,000	100,000		330	ND	250	ND	250
Pyrene	ug/Kg	100,000	1,000,000	500,000	100,000	100,000	330	ND	250	ND	250
Pyridine	ug/Kg							ND	360	ND	360
Pesticides By SW8081											
4,4' -DDD	ug/Kg	3.3	14,000	92,000	2,600		2,900	ND	34	ND	35
4,4' -DDE	ug/Kg	3.3	17,000	62,000	1,800		2,100	ND	34	ND	35
4,4' -DDT	ug/Kg	3.3	136,000	47,000	1,700		2,100	ND	34	ND	35
a-BHC	ug/Kg	20	20	3,400	97		110	ND	17	ND	17
Alachlor	ug/Kg							ND	17	ND	17
Aldrin	ug/Kg	5	190	680	19		41	ND	5.3	ND	5.4
b-BHC	ug/Kg	36	90	3,000	72		200	ND	17	ND	17
Chlordane	ug/Kg						540	ND	53	ND	54
d-BHC	ug/Kg	40	250	500,000	100,000		300	ND	17	ND	17
Dieldrin	ug/Kg	5	100	1,400	39		44	ND	5.3	ND	5.4
Endosulfan I	ug/Kg	2,400	102,000	200,000	4,800		900	ND	17	ND	17
Endosulfan II	ug/Kg	2,400	102,000	200,000	4,800		900	ND	34	ND	35
Endosulfan sulfate	ug/Kg	2,400	1,000,000	200,000	4,800		1,000	ND	34	ND	35
Endrin	ug/Kg	14	60	89,000	2,200		100	ND	34	ND	35
Endrin aldehyde	ug/Kg							ND	34	ND	35
Endrin ketone	ug/Kg							ND	34	ND	35
g-BHC	ug/Kg	100	100	9,200	280		60	ND	5.3	ND	5.4
Heptachlor	ug/Kg	42	380	15,000	420		100	ND	11	ND	11
Heptachlor epoxide	ug/Kg						20	ND	17	ND	17
Methoxychlor	ug/Kg						80	ND	170	ND	170
Toxaphene	ug/Kg							ND	170	ND	170

Phoenix Environmental Laboratories, Inc.
587 East Middle Turnpike
P.O. Box 370
Manchester, CT 06040
(860) 645-1102

Lab Sample Id
BC05769
BC05770

Sample Comments
No Comments
No Comments

EMTEQUE LLC
A VCD Group Company

AIB Management
Project: 35 Cooper Square, New York NY

WATER SAMPLING RESULTS

	MW-1
	AC66878-001
	6/29/2012
	Aqueous
	ug/L

Analyte	NY Water TAGM ug/L	NY TOGS WaterEffluentTagm ug/L	NY TOGS WaterQualStds ug/L	Result		RL
Metals						
Mercury	NA	1.4	0.7	1.2		0.2
Aluminum	NA	2000	NA	8,300		100
Antimony	NA	6	3	ND		7.5
Arsenic	NA	50	25	ND		20
Barium	NA	2000	1000	230		25
Beryllium	NA	NA	NA	ND		4
Cadmium	NA	10	5	ND		2
Calcium	NA	NA	NA	250,000		1000
Chromium	NA	See Chrome6	50	45		25
Cobalt	NA	NA	NA	ND		10
Copper	NA	400	200	150		25
Iron	NA	600	300	14,000		150
Lead	NA	50	25	160		5
Magnesium	NA	xxxxxxx	xxxxxxx	59,000		1000
Manganese	NA	600	300	300		25
Nickel	NA	200	100	34		10
Potassium	NA	NA	NA	33,000		2,500
Selenium	NA	20	10	ND		25
Silver	NA	100	50	ND		10
Sodium	NA	NA	20,000	280,000		2,500
Thallium	NA	NA	NA	ND		5
Vanadium	NA	NA	NA	ND		25
Zinc	NA	5000	NA	170		25
PCBs						
Aroclor (Total)	NA	NA	NA	ND		0.25
Aroclor-1016	0.1	0.09	0.09	ND		0.25
Aroclor-1221	0.1	0.09	0.09	ND		0.25
Aroclor-1232	0.1	0.09	0.09	ND		0.25
Aroclor-1242	0.1	0.09	0.09	ND		0.25
Aroclor-1248	0.1	0.09	0.09	ND		0.25
Aroclor-1254	0.1	0.09	0.09	ND		0.25
Aroclor-1260	0.1	0.09	0.09	ND		0.25
Aroclor-1262	0.1	0.09	0.09	ND		0.25
Aroclor-1268	NA	NA	NA	ND		0.25
Pesticides						
Aldrin	ND (<0.01)	ND	ND	ND		0.01
Alpha-BHC	ND (<0.05)	NA	NA	ND		0.01
beta-BHC	ND (<0.05)	NA	NA	ND		0.01
Chlordane	0.1	0.05	0.05	ND		0.1
delta-BHC	ND (<0.05)	NA	NA	ND		0.01
Dieldrin	ND (<0.01)	0.004	0.004	ND		0.01
Endosulfan I	0.1	NA	NA	ND		0.01
Endosulfan II	0.1	NA	NA	ND		0.01
Endosulfan Sulfate	0.1	NA	NA	ND		0.01
Endrin	ND (<0.01)	ND	ND	ND		0.01
Endrin Aldehyde	NA	NA	5	ND		0.01
Endrin Ketone	NA	NA	5	ND		0.01

EMTEQUE LLC
A WCD Group Company

AIB Management
Project: 35 Cooper Square, New York NY

WATER SAMPLING RESULTS

MW-1
AC66878-001
6/29/2012
Aqueous
ug/L

Analyte	NY Water TAGM ug/L	NY TOGS WaterEffluentTagm ug/L	NY TOGS WaterQualStds ug/L	Result		RL
gamma-BHC	ND (<0.06)	NA	NA	ND		0.01
Heptachlor	ND (<0.01)	0.04	0.04	ND		0.01
Heptachlor Epoxide	ND (<0.01)	0.03	0.03	ND		0.01
Methoxychlor	35	35	35	ND		0.01
p,p'-DDD	ND (<0.01)	0.3	0.3	ND		0.01
p,p'-DDE	ND (<0.01)	0.2	0.2	ND		0.01
p,p'-DDT	ND (<0.01)	0.2	0.2	ND		0.01
Toxaphene	NA	0.06	0.06	ND		0.25
SemiVolatiles						
:TotalSemiVolatileTic	NA	NA	NA	12.0J		NA
1,1'-Biphenyl	NA	NA	NA	ND		2.1
1,2,4,5-Tetrachlorobenzene	NA	NA	NA	ND		2.1
2,3,4,6-Tetrachlorophenol	NA	NA	NA	ND		2.1
2,4,5-Trichlorophenol	1	2	1	ND		2.1
2,4,6-Trichlorophenol	NA	2	1	ND		2.1
2,4-Dichlorophenol	1	2	1	ND		2.1
2,4-Dimethylphenol	NA	2	1	ND		2.1
2,4-Dinitrophenol	5	2	1	ND		10
2,4-Dinitrotoluene	NA	NA	5	ND		2.1
2,6-Dinitrotoluene	5	NA	5	ND		2.1
2-Chloronaphthalene	NA	NA	NA	ND		2.1
2-Chlorophenol	50	2	1	ND		2.1
2-Methylnaphthalene	50	NA	NA	ND		2.1
2-Methylphenol	5	2	1	ND		0.52
2-Nitroaniline	5	NA	5	ND		2.1
2-Nitrophenol	5	2	1	ND		2.1
3&4-Methylphenol	50	2	1	ND		0.52
3,3'-Dichlorobenzidine	NA	NA	5	ND		2.1
3-Nitroaniline	5	NA	5	ND		2.1
4,6-Dinitro-2-methylphenol	NA	2	1	ND		2.1
4-Bromophenyl-phenylether	NA	NA	NA	ND		2.1
4-Chloro-3-methylphenol	5	2	1	ND		2.1
4-Chloroaniline	5	NA	5	ND		0.52
4-Chlorophenyl-phenylether	NA	NA	NA	ND		2.1
4-Nitroaniline	NA	NA	5	ND		2.1
4-Nitrophenol	5	2	1	ND		2.1
Acenaphthene	20	NA	20	ND		2.1
Acenaphthylene	20	NA	NA	ND		2.1
Acetophenone	NA	NA	NA	ND		2.1
Anthracene	50	NA	NA	ND		2.1
Atrazine	NA	NA	NA	ND		2.1
Benzaldehyde	NA	NA	NA	ND		2.1
Benzo[a]anthracene	0.002	NA	NA	ND		2.1
Benzo[a]pyrene	0.002(ND)	ND	ND	ND		2.1
Benzo[b]fluoranthene	0.002	NA	NA	ND		2.1
Benzo[g,h,i]perylene	5	NA	NA	ND		2.1
Benzo[k]fluoranthene	0.002	NA	NA	ND		2.1
bis(2-Chloroethoxy)methane	NA	NA	5	ND		2.1

EMTEQUE LLC
A WSP Group Company

AIB Management
Project: 35 Cooper Square, New York NY

WATER SAMPLING RESULTS

MW-1
AC66878-001
6/29/2012
Aqueous
ug/L

Analyte	NY Water TAGM ug/L	NY TOGS WaterEffluentTagm ug/L	NY TOGS WaterQualStds ug/L	Result		RL
bis(2-Chloroethyl)ether	NA	1	1	ND		0.52
bis(2-Chloroisopropyl)ether	NA	NA	5	ND		2.1
bis(2-Ethylhexyl)phthalate	50	5	5	ND		2.1
Butylbenzylphthalate	50	NA	NA	ND		2.1
Caprolactam	NA	NA	NA	ND		2.1
Carbazole	NA	NA	NA	ND		2.1
Chrysene	0.002	NA	NA	ND		2.1
Dibenzo[a,h]anthracene	50	NA	NA	ND		2.1
Dibenzofuran	6	NA	NA	ND		0.52
Diethylphthalate	50	NA	NA	ND		2.1
Dimethylphthalate	50	NA	NA	ND		2.1
Di-n-butylphthalate	50	50	50	ND		0.52
Di-n-octylphthalate	50	NA	NA	ND		2.1
Fluoranthene	50	NA	NA	ND		2.1
Fluorene	50	NA	NA	ND		2.1
Hexachlorobenzene	0.35	0.04	0.04	ND		2.1
Hexachlorobutadiene	NA	0.5	0.5	ND		2.1
Hexachlorocyclopentadiene	NA	NA	5	ND		2.1
Hexachloroethane	NA	NA	5	ND		2.1
Indeno[1,2,3-cd]pyrene	0.002	NA	NA	ND		2.1
Isophorone	50	NA	NA	ND		2.1
Naphthalene	10	NA	NA	ND		0.52
Nitrobenzene	5	0.4	0.4	ND		2.1
N-Nitroso-di-n-propylamine	NA	NA	NA	ND		0.52
N-Nitrosodiphenylamine	NA	NA	NA	ND		2.1
Pentachlorophenol	1	2	1	ND		10
Phenanthrene	50	NA	NA	ND		2.1
Phenol	1	2	1	ND		2.1
Pyrene	50	NA	NA	ND		2.1
Volatiles						
:TotalVolatileTic	NA	NA	NA	ND		NA
1,1,1-Trichloroethane	5	NA	5	ND		1
1,1,2,2-Tetrachloroethane	5	NA	5	ND		0.75
1,1,2-Trichloro-1,2,2-trifluoroethane	5	NA	5	ND		1
1,1,2-Trichloroethane	NA	1	1	ND		1
1,1-Dichloroethane	5	NA	5	ND		1
1,1-Dichloroethene	5	NA	5	ND		1
1,2,3-Trichlorobenzene	NA	NA	NA	ND		1
1,2,4-Trichlorobenzene	5	NA	5	ND		1
1,2-Dibromo-3-chloropropane	NA	NA	NA	ND		1
1,2-Dibromoethane	NA	NA	NA	ND		1
1,2-Dichlorobenzene	4.7	3	3	ND		1
1,2-Dichloroethane	5	0.6	0.6	ND		0.5
1,2-Dichloropropane	NA	1	1	ND		1
1,3-Dichlorobenzene	5	3	3	ND		1
1,4-Dichlorobenzene	5	3	3	ND		1
1,4-Dioxane	NA	NA	NA	ND		50
2-Butanone	50	NA	NA	ND		1

EMTEQUE LLC
A WCD Group Company

AIB Management
Project: 35 Cooper Square, New York NY

WATER SAMPLING RESULTS

MW-1
AC66878-001
6/29/2012
Aqueous
ug/L

	NY Water TAGM	NY TOGS WaterEffluentTagm	NY TOGS WaterQualStds			
Analyte	ug/L	ug/L	ug/L	Result		RL
2-Hexanone	NA	NA	NA	ND		1
4-Methyl-2-pentanone	50	NA	NA	ND		1
Acetone	50	NA	NA	16		10
Benzene	0.7	1	1	ND		0.5
Bromochloromethane	NA	NA	NA	ND		1
Bromodichloromethane	NA	NA	NA	ND		1
Bromoform	NA	NA	NA	ND		1
Bromomethane	NA	NA	5	ND		1
Carbon disulfide	50	120	60	ND		1
Carbon tetrachloride	5	5	5	ND		1
Chlorobenzene	5	NA	5	ND		1
Chloroethane	50	NA	5	ND		1
Chloroform	7	7	7	26		1
Chloromethane	NA	NA	5	ND		1
cis-1,2-Dichloroethene	NA	NA	5	ND		1
cis-1,3-Dichloropropene	NA	cis+trans = 0.4	cis+trans =0.4	ND		1
Cyclohexane	NA	NA	NA	ND		1
Dibromochloromethane	50	NA	NA	ND		1
Dichlorodifluoromethane	NA	NA	5	ND		1
Ethylbenzene	5	NA	5	ND		1
Isopropylbenzene	NA	NA	5	ND		1
m&p-Xylenes	5	NA	5	ND		1
Methyl Acetate	NA	NA	NA	ND		1
Methylcyclohexane	NA	NA	NA	ND		1
Methylene chloride	5	NA	5	ND		1
Methyl-t-butyl ether	NA	NA	NA	ND		0.5
o-Xylene	5	NA	5	ND		1
Styrene	NA	5	5	ND		1
Tetrachloroethene	5	NA	5	ND		1
Toluene	5	NA	5	ND		1
trans-1,2-Dichloroethene	5	NA	5	ND		1
trans-1,3-Dichloropropene	NA	cis+trans = 0.4	cis+trans =0.4	ND		1
Trichloroethene	5	5	5	ND		1
Trichlorofluoromethane	NA	NA	5	ND		1
Vinyl chloride	2	2	2	ND		1
Xylenes (Total)	NA	NA	NA	ND		1
Wet Chemistry						
Cyanide	NA	400	200	ND		20

*Disclaimer: Regulatory values are based upon information published by the New York DEC.
HC-V assumes no legal responsibility for the accuracy of the regulatory values or subsequent updates of values.

Footnotes

NY Water criteria in ug/L (PPB) unless otherwise noted

*NEW YORK (TAGM) -- as per Department of Environmental Conservation.

EMTEQUE LLC
A WCG Group Company

AIB Management
Project: 35 Cooper Square, New York NY

WATER SAMPLING RESULTS

MW-1
AC66878-001
6/29/2012
Aqueous
ug/L

	NY Water TAGM	NY TOGS WaterEffluentTagm	NY TOGS WaterQualStds			
Analyte	ug/L	ug/L	ug/L	Result		RL

Values are based upon TAGM 4046 dated 1/24/94. Gasoline and Fuel Oil recommended soil cleanup objectives may be differe
the 12/20/00 memo. PCB's 1.0ppm for surface, 10ppm for subsurfaceTotal Vo<10ppm. See regulation for soil organic content
Total SemiVo><500ppm, Individual SemiVo Compound>M= concentration listed or MDL
Background levels for Lead vary widely. Average levels in undeveloped, rural areas may range from 4-61 PPM.
Average background levels in metropolitan or suburban areas or near highways are much higher and typically range from 200-5
*SCC -- Based upon NYSDEC 6 NYCRR Subpart 375-6 Remedial Program Soil Clean-up Objectives, December 14, 2006, Unrestr
-NYDEC 703.5 Water Quality Standards for taste-, color-and odor-producing, toxic & other deleterious substances
(GA standard), including January 17 2008 revisions
-NYDEC 703.6 Groundwater effluent limitations for discharges to class GA waters, including January 17, 2008 revisions
-All principal organic contaminants as defined in section 700.1 have a standard of 5ppb
-NYDEC section 700 Phenolic compounds limit applies to the sum of the substances
-NYDEC section 700 PCB limit applies to the sum of the substances.
-NYDEC section 700 Trichlorobenzene limits apply to the sum of the substances+B133:B153
-Mn & Fe shall not exceed 1,000 for NYDEC 703.6
-Mn & Fe shall not exceed 500 for NYDEC 703.5

Unrestricted Use Footnotes

All soil cleanup objectives (SCOs) are in parts per million (ppm).

a) The SCOs for unrestricted use were capped at a maximum value of 100 ppm. See Technical Support Document (TSD), se
b) For constituents where the calculated SCO was lower than the contract required quantitation limit (CRQL), the CRQL is us
c) For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the D
Health rural soil survey, the rural soil background concentration is used as the Track 1 SCO value for this use of the site.
d) SCO is the sum of endosulfan I, endosulfan II and endosulfan sulfate.
e) The SCO for this specific compound (or family of compounds) is considered to be met if the analysis for the total species c
is below the specific SCO.
f) Protection of ecological resources SCOs were not developed for contaminants identified in Table 375-6.8(b) with "NS". Wh
in Table 375-6.8(a), the applicant may be required by the Department to calculate a protection of ecological resources SCC

Restricted use footnotes

All soil cleanup objectives (SCOs) are in parts per million (ppm). NS=Not specified. See Technical Support Document (TSD). Foo
a) The SCOs for residential, restricted-residential and ecological resources use were capped at a maximum value of 100 ppm
b) The SCOs for commercial use were capped at a maximum value of 500 ppm. See TSD section 9.3.
c) The SCOs for industrial use and the protection of groundwater were capped at a maximum value of 1000 ppm. See TSD se
d) The SCOs for metals were capped at a maximum value of 10,000 ppm. See TSD section 9.3.
e) For constituents where the calculated SCO was lower than the contract required quantitation limit (CRQL), the CRQL is use
f) For constituents where the calculated SCO was lower than the rural soil background concentration as determined by the De
Health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.
g) This SCO is derived from data on mixed isomers of BHC.
h) The SCO for this specific compound (or family of compounds) is considered to be met if the analysis for the total species o
i) This SCO is for the sum of endosulfan I, endosulfan II, and endosulfan sulfate.
j) This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See TSD Table 5.6-1.

PHOENIX
Environmental Laboratories, Inc

Monday, July 09, 2012

Attn: Mr. Eric Telemaque
Emteque Corporation
505 8th Avenue, Suite 900
New York, NY 10018

Project ID: 35 COOPER NYC
Sample ID#s: BC05769 - BC05770

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory. All soils and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

If you have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext. 200.

Sincerely yours,

Phyllis Shiller

Phyllis Shiller
Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #MA-CT-007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B
NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
VT Lab Registration #VT11301

PHOENIX

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

NY # 11301

SDG Comments

July 09, 2012

SDG I.D.: GBC05769

BC05769 - Client provided soil jar for volatile analysis. Phoenix prepared sample per method 5035.
BC05770 - Client provided soil jar for volatile analysis. Phoenix prepared sample per method 5035.

PHOENIX

Environmental Laboratories, Inc.
587 East Middle Turnpike, P O Box 370, Manchester, CT 06045
Tel (860) 645-1102 Fax (860) 645-0823

NY # 11301

Analysis Report

July 09, 2012

FOR: Attn: Mr Eric Telemaque
Emteque Corporation
505 8th Avenue, Suite 900
New York, NY 10018

Sample Information		Custody Information		Date	Time
Matrix:	SOIL	Collected by:		06/30/12	12:00
Location Code:	EMTEQUE	Received by:	SW	07/02/12	17:21
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:					

Laboratory Data

SDG ID: GBC05769
Phoenix ID: BC05769

Project ID: 35 COOPER NYC
Client ID: COMPOSITE 01

Parameter	Result	RL	Units	Date/Time	By	Reference
Aluminum	5750	53	mg/Kg	07/06/12	LK	SW6010
Antimony	< 3 5	3.5	mg/Kg	07/03/12	LK	SW6010
Arsenic	0.9	0 7	mg/Kg	07/03/12	LK	SW6010
Barium	43 9	0.35	mg/Kg	07/03/12	LK	SW6010
Beryllium	< 0 28	0.28	mg/Kg	07/03/12	LK	SW6010
Calcium	1070	5.3	mg/Kg	07/03/12	LK	SW6010
Cadmium	< 0.35	0.35	mg/Kg	07/03/12	LK	SW6010
Chromium	12.5	0.35	mg/Kg	07/03/12	LK	SW6010
Cobalt	2.58	0.35	mg/Kg	07/03/12	LK	SW6010
Copper	10.1	0.35	mg/kg	07/03/12	LK	SW6010
Iron	9040	53	mg/Kg	07/06/12	LK	SW6010
Lead	113	0.35	mg/Kg	07/03/12	LK	SW6010
Magnesium	1680	5.3	mg/Kg	07/03/12	LK	SW6010
Manganese	89 2	0.35	mg/Kg	07/03/12	LK	SW6010
Mercury	0.07	0.06	mg/Kg	07/03/12	RS	SW-7471
Nickel	12.3	0.35	mg/Kg	07/03/12	LK	SW6010
Potassium	1420	5.3	mg/Kg	07/03/12	LK	SW6010
Selenium	< 1.4	1.4	mg/Kg	07/03/12	LK	SW6010
Silver	< 0 35	0.35	mg/Kg	07/03/12	LK	SW6010
Sodium	120	5.3	mg/Kg	07/03/12	LK	SW6010
Thallium	< 3.2	3.2	mg/Kg	07/03/12	LK	SW6010
Total Metals Digest	Completed			07/02/12	N/T	SW846 - 3050
Vanadium	13.9	0.35	mg/Kg	07/03/12	LK	SW6010
Zinc	27.8	0.35	mg/Kg	07/03/12	LK	SW6010
Percent Solid	91		%	07/02/12	JL	E160.3
Soil Extraction for PCB	Completed			07/02/12	BB	SW3545
Soil Extraction for Pesticide	Completed			07/02/12	BB/F	SW3545
Soil Extraction for SVOA	Completed			07/02/12	BJ/F	SW3545

Project ID: 35 COOPER NYC
Client ID: COMPOSITE 01

Phoenix I.D.: BC05769

Parameter	Result	RL	Units	Date/Time	By	Reference
Mercury Digestion	Completed			07/03/12	XX	SW7471
Polychlorinated Biphenyls						
PCB-1016	ND	360	ug/Kg	07/03/12	MH	SW 8082
PCB-1221	ND	360	ug/Kg	07/03/12	MH	SW 8082
PCB-1232	ND	360	ug/Kg	07/03/12	MH	SW 8082
PCB-1242	ND	360	ug/Kg	07/03/12	MH	SW 8082
PCB-1248	ND	360	ug/Kg	07/03/12	MH	SW 8082
PCB-1254	ND	360	ug/Kg	07/03/12	MH	SW 8082
PCB-1260	ND	360	ug/Kg	07/03/12	MH	SW 8082
PCB-1262	ND	360	ug/Kg	07/03/12	MH	SW 8082
PCB-1268	ND	360	ug/Kg	07/03/12	MH	SW 8082
QA/QC Surrogates						
% DCBP	95		%	07/03/12	MH	30 - 150 %
% TCMX	93		%	07/03/12	MH	30 - 150 %
Pesticides						
4,4'-DDD	ND	34	ug/Kg	07/05/12	KCA	SW8081
4,4'-DDE	ND	34	ug/Kg	07/05/12	KCA	SW8081
4,4'-DDT	ND	34	ug/Kg	07/05/12	KCA	SW8081
a-BHC	ND	17	ug/Kg	07/05/12	KCA	SW8081
Alachlor	ND	17	ug/Kg	07/05/12	KCA	SW8081
Aldrin	ND	5.3	ug/Kg	07/05/12	KCA	SW8081
b-BHC	ND	17	ug/Kg	07/05/12	KCA	SW8081
Chlordane	ND	53	ug/Kg	07/05/12	KCA	SW8081
d-BHC	ND	17	ug/Kg	07/05/12	KCA	SW8081
Dieldrin	ND	5.3	ug/Kg	07/05/12	KCA	SW8081
Endosulfan I	ND	17	ug/Kg	07/05/12	KCA	SW8081
Endosulfan II	ND	34	ug/Kg	07/05/12	KCA	SW8081
Endosulfan sulfate	ND	34	ug/Kg	07/05/12	KCA	SW8081
Endrin	ND	34	ug/Kg	07/05/12	KCA	SW8081
Endrin aldehyde	ND	34	ug/Kg	07/05/12	KCA	SW8081
Endrin ketone	ND	34	ug/Kg	07/05/12	KCA	SW8081
g-BHC	ND	5.3	ug/Kg	07/05/12	KCA	SW8081
Heptachlor	ND	11	ug/Kg	07/05/12	KCA	SW8081
Heptachlor epoxide	ND	17	ug/Kg	07/05/12	KCA	SW8081
Methoxychlor	ND	170	ug/Kg	07/05/12	KCA	SW8081
Toxaphene	ND	170	ug/Kg	07/05/12	KCA	SW8081
QA/QC Surrogates						
% DCBP	102		%	07/05/12	KCA	30 - 150 %
% TCMX	100		%	07/05/12	KCA	30 - 150 %
Volatiles						
1,1,1,2-Tetrachloroethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260
1,1,1-Trichloroethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260
1,1,2,2-Tetrachloroethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260
1,1,2-Trichloroethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260
1,1-Dichloroethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260
1,1-Dichloroethene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260
1,1-Dichloropropene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260
1,2,3-Trichlorobenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260

Project ID: 35 COOPER NYC
Client ID: COMPOSITE 01

Phoenix I.D.: BC05769

Parameter	Result	RL	Units	Date/Time	By	Reference	
1,2,3-Trichloropropane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
1,2,4-Trichlorobenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
1,2,4-Trimethylbenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
1,2-Dibromo-3-chloropropane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
1,2-Dibromoethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
1,2-Dichlorobenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
1,2-Dichloroethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
1,2-Dichloropropane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
1,3,5-Trimethylbenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
1,3-Dichlorobenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
1,3-Dichloropropane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
1,4-Dichlorobenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
2,2-Dichloropropane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
2-Chlorotoluene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
2-Hexanone	ND	27	ug/Kg	07/03/12	RJ	SW8260	
2-Isopropyltoluene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
4-Chlorotoluene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
4-Methyl-2-pentanone	ND	27	ug/Kg	07/03/12	RJ	SW8260	
Acetone	ND	27	ug/Kg	07/03/12	RJ	SW8260	
Acrylonitrile	ND	11	ug/Kg	07/03/12	RJ	SW8260	
Benzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Bromobenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Bromochloromethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Bromodichloromethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Bromoform	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Bromomethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Carbon Disulfide	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Carbon tetrachloride	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Chlorobenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Chloroethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Chloroform	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Chloromethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
cis-1,2-Dichloroethene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
cis-1,3-Dichloropropene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Dibromochloromethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Dibromomethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Dichlorodifluoromethane	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Ethylbenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Hexachlorobutadiene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	IP
Isopropylbenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
m&p-Xylene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Methyl Ethyl Ketone	ND	27	ug/Kg	07/03/12	RJ	SW8260	
Methyl t-butyl ether (MTBE)	ND	11	ug/Kg	07/03/12	RJ	SW8260	
Methylene chloride	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
Naphthalene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
n-Butylbenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
n-Propylbenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
o-Xylene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
p-Isopropyltoluene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	
sec-Butylbenzene	ND	5.5	ug/Kg	07/03/12	RJ	SW8260	

EMTEQUE

AIB Management
Project: 35 Cooper Square, New York NY

WATER SAMPLING RESULTS

MW-1
AC66878-001
6/29/2012
Aqueous
ug/L

Analyte	NY Water TAGM ug/L	NY TOGS WaterEffluentTagm ug/L	NY TOGS WaterQualStds ug/L	Result	RL
gamma-BHC	ND (<0 05)	NA	NA	ND	0 01
Heptachlor	ND (<0 01)	0 04	0.04	ND	0.01
Heptachlor Epoxide	ND (<0.01)	0 03	0.03	ND	0 01
Methoxychlor	35	35	35	ND	0.01
p,p'-DDD	ND (<0.01)	0.3	0.3	ND	0 01
p,p'-DDE	ND (<0.01)	0.2	0.2	ND	0 01
p,p'-DDT	ND (<0.01)	0.2	0.2	ND	0 01
Toxaphene	NA	0.06	0 06	ND	0.25
SemiVolatiles					
TotalSemiVolatileTic	NA	NA	NA	12.0J	NA
1,1'-Biphenyl	NA	NA	NA	ND	2.1
1,2,4,5-Tetrachlorobenzene	NA	NA	NA	ND	2 1
2,3,4,6-Tetrachlorophenol	NA	NA	NA	ND	2.1
2,4,5-Trichlorophenol	1	2	1	ND	2.1
2,4,6-Trichlorophenol	NA	2	1	ND	2.1
2,4-Dichlorophenol	1	2			
2,4-Dimethylphenol	NA	2			
2,4-Dinitrophenol	5	2			
2,4-Dinitrotoluene	NA	NA			
2,6-Dinitrotoluene	5	NA	5	ND	2 1
2-Chloronaphthalene	NA	NA	NA	ND	2 1
2-Chlorophenol	50	2	1	ND	
2-Methylnaphthalene	50	NA	NA	ND	
2-Methylphenol	5	2	1	ND	
2-Nitroaniline	5	NA	5	ND	2.1
2-Nitrophenol	5	2	1	ND	2.1
3&4-Methylphenol	50	2	1	ND	0.52
3,3'-Dichlorobenzidine	NA	NA	5	ND	2.1
3-Nitroaniline	5	NA	5	ND	2.1
4,6-Dinitro-2-methylphenol	NA	2	1	ND	2.1
4-Bromophenyl-phenylether	NA	NA	NA	ND	2.1
4-Chloro-3-methylphenol	5	2	1	ND	2.1
4-Chloroaniline	5	NA	5	ND	0.52
4-Chlorophenyl-phenylether	NA	NA	NA	ND	2.1
4-Nitroaniline	NA	NA	5	ND	2.1
4-Nitrophenol	5	2	1	ND	2.1
Acenaphthene	20	NA	20	ND	2.1
Acenaphthylene	20	NA	NA	ND	2.1
Acetophenone	NA	NA	NA	ND	2.1
Anthracene	50	NA	NA	ND	2.1
Atrazine	NA	NA	NA	ND	2.1
Benzaldehyde	NA	NA	NA	ND	2.1
Benzo[a]anthracene	0.002	NA	NA	ND	2.1
Benzo[a]pyrene	0.002(ND)	ND	ND	ND	2.1
Benzo[b]fluoranthene	0.002	NA	NA	ND	2 1
Benzo[g,h,i]perylene	5	NA	NA	ND	2 1
Benzo[k]fluoranthene	0.002	NA	NA	ND	2 1
bis(2-Chloroethoxy)methane	NA	NA	5	ND	2.1

EMTEQUE

AIB Management

Project: 35 Cooper Square, New York NY

WATER SAMPLING RESULTS

MW-1
AC66878 001
6/29/2012
Aqueous
ug/L

Analyte	NY Water TAGM ug/L	NY TOGS WaterEffluentTagm ug/L	NY TOGS WaterQualStds ug/l	Result	RL
bis(2 Chloroethyl)ether	NA	1	1	ND	0.52
bis(2 Chloroisopropyl)ether	NA	NA	5	ND	2.1
bis(2-Ethylhexyl)phthalate	50	5	5	ND	2.1
Butylbenzylphthalate	50	NA	NA	ND	2.1
Caprolactam	NA	NA	NA	ND	2.1
Carbazole	NA	NA	NA	ND	2.1
Chrysene	0.002	NA	NA	ND	2.1
Dibenzo[a,h]anthracene	50	NA	NA	ND	2.1
Dibenzofuran	5	NA	NA	ND	0.52
Diethylphthalate	50	NA	NA	ND	2.1
Dimethylphthalate	50	NA	NA	ND	2.1
Di-n-butylphthalate	50	50	50	ND	0.52
Di-n-octylphthalate	50	NA	NA	ND	2.1
Fluoranthene	50	NA	NA	ND	2.1
Fluorene	50	NA	NA	ND	2.1
Hexachlorobenzene	0.35	0.04	0.04	ND	2.1
Hexachlorobutadiene	NA	0.5	0.5	ND	2.1
Hexachlorocyclopentadiene	NA	NA	5	ND	2.1
Hexachloroethane	NA	NA	5	ND	2.1
Indeno[1,2,3-cd]pyrene	0.002	NA	NA	ND	2.1
Isophorone	50	NA	NA	ND	2.1
Naphthalene	10	NA	NA	ND	0.52
Nitrobenzene	5	0.4	0.4	ND	2.1
N-Nitroso-di-n-propylamine	NA	NA	NA	ND	0.52
N-Nitrosodiphenylamine	NA	NA	NA	ND	2.1
Pentachlorophenol	1	2	1	ND	10
Phenanthrene	50	NA	NA	ND	2.1
Phenol	1	2	1	ND	2.1
Pyrene	50	NA	NA	ND	2.1
Volatiles					
TotalVolatileTic	NA	NA	NA	ND	NA
1,1,1-Trichloroethane	5	NA	5	ND	1
1,1,2,2-Tetrachloroethane	5	NA	5	ND	0.75
1,1,2-Trichloro-1,2,2-trifluoroethane	5	NA	5	ND	1
1,1,2-Trichloroethane	NA	1	1	ND	1
1,1-Dichloroethane	5	NA	5	ND	1
1,1-Dichloroethene	5	NA	5	ND	1
1,2,3-Trichlorobenzene	NA	NA	NA	ND	1
1,2,4-Trichlorobenzene	5	NA	5	ND	1
1,2-Dibromo-3-chloropropane	NA	NA	NA	ND	1
1,2-Dibromoethane	NA	NA	NA	ND	1
1,2-Dichlorobenzene	4.7	3	3	ND	1
1,2-Dichloroethane	5	0.6	0.6	ND	0.5
1,2-Dichloropropane	NA	1	1	ND	1
1,3-Dichlorobenzene	5	3	3	ND	1
1,4-Dichlorobenzene	5	3	3	ND	1
1,4-Dioxane	NA	NA	NA	ND	50
2-Butanone	50	NA	NA	ND	1

EMTEQUE

AIB Management
Project: 35 Cooper Square, New York NY

WATER SAMPLING RESULTS

MW 1
AC66878-001
6/29/2012
Aqueous
ug/L

Analyte	NY Water TAGM ug/L	NY TOGS WaterEffluentTagm ug/L	NY TOGS WaterQualStds ug/L	Result	RL
2-Hexanone			NA	ND	1
4-Methyl-2-pentanone			NA	ND	1
Acetone	50	NA	NA	16	10
Benzene	0.7	1	1	ND	0.5
Bromochloromethane	NA	NA	NA	ND	1
Bromodichloromethane	NA	NA	NA	ND	1
Bromoform	NA	NA	NA	ND	1
Bromomethane	NA	NA	5	ND	1
Carbon disulfide	50	120	60	ND	1
Carbon tetrachloride	5	5	5	ND	1
Chlorobenzene	5	NA	5	ND	1
Chloroethane	50	NA	5	ND	1
Chloroform	7	7	7	[redacted]	1
Chloromethane	NA	NA	5	ND	1
cis-1,2-Dichloroethene	NA	NA	5	ND	1
cis-1,3-Dichloropropene	NA	cis+trans = 0.4	cis+trans =0.4	ND	1
Cyclohexane	NA	NA	NA	ND	1
Dibromochloromethane	50	NA	NA	ND	1
Dichlorodifluoromethane	NA	NA	5	ND	1
Ethylbenzene	5	NA	5	ND	1
Isopropylbenzene	NA	NA	5	ND	1
m&p-Xylenes	5	NA	5	ND	1
Methyl Acetate	NA	NA	NA	ND	1
Methylcyclohexane	NA	NA	NA	ND	1
Methylene chloride	5	NA	5	ND	1
Methyl-t-butyl ether	NA	NA	NA	ND	0.5
o-Xylene	5	NA	5	ND	1
Styrene	NA	5	5	ND	1
Tetrachloroethene	5	NA	5	ND	1
Toluene	5	NA	5	ND	1
trans-1,2-Dichloroethene	5	NA	[illegible]	[illegible]	1
trans-1,3-Dichloropropene	NA	cis+trans = 0.4	[illegible]	[illegible]	[illegible]
Trichloroethene	5	5	5	ND	[illegible]
Trichlorofluoromethane	NA	NA	5	ND	[illegible]
Vinyl chloride	2	2	2	ND	1
Xylenes (Total)	NA	NA	NA	ND	1
Wet Chemistry					
Cyanide	NA	400	200	ND	20

Purple: Could Not evaluate result. Verify manually
[redacted] Result exceeds at least one criterion
Yellow: Positive result detected below all criteria

*Disclaimer: Regulatory values are based upon information published by the New York DEC.
HC-V assumes no legal responsibility for the accuracy of the regulatory values or subsequent updates of values.

Footnotes

NY Water criteria in ug/L (PPB) unless otherwise noted
*NEW YORK (TAGM) -- as per Department of Environmental Conservation.

EMTEQUE

AIB Management
Project: 35 Cooper Square, New York NY

WATER SAMPLING RESULTS

MW-1
AC66878-001
6/29/2012
Aqueous
ug/L

Analyte	NY Water TAGM ug/L	NY TOGS WaterEffluentTagm ug/L	NY TOGS WaterQualStds ug/l	Result	RL

Values are based upon TAGM 4046 dated 1/24/94. Gasoline and Fuel Oil recommended soil cleanup objectives may be differer
the 12/20/00 memo. PCB's 1.0ppm for surface, 10ppm for subsurfaceTotal Vo<10ppm. See regulation for soil organic content
Total SemiVo>=500ppm, Individual SemiVo Compound>M= concentration listed or MDL
Background levels for Lead vary widely Average levels in undeveloped, rural areas may range from 4-61 PPM
Average background levels in metropolitan or suburban areas or near highways are much higher and typically range from 200-5
*SCC -- Based upon NYSDEC 6 NYCRR Subpart 375-6 Remedial Program Soil Clean-up Objectives, December 14, 2006, Unrestr
-NYDEC 703 5 Water Quality Standards for taste-, color-and odor producing, toxic & other deleterious substances
(GA standard), including January 17 2008 revisions
NYDEC 703.6 Groundwater effluent limitations for discharges to class GA waters, including January 17, 2008 revisions
-All principal organic contaminants as defined in section 700.1 have a standard of 5ppb
-NYDEC section 700 Phenolic compounds limit applies to the sum of the substances
-NYDEC section 700 PCB limit applies to the sum of the substances.
-NYDEC section 700 Trichlorobenzene limits apply to the sum of the substances B133:B153
-Mn & Fe shall not exceed 1,000 for NYDEC 703 6
-Mn & Fe shall not exceed 500 for NYDEC 703.5

Unrestricted Use Footnotes

All soil cleanup objectives (SCOs) are in parts per million (ppm).
a) The SCOs for unrestricted use were capped at a maximum value of 100 ppm. See Technical Support Document (TSD), se
b) For constituents where the calculated SCO was lower than the contract required quantitation limit (CRQL), the CRQL is us
c) For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the D
Health rural soil survey, the rural soil background concentration is used as the Track 1 SCO value for this use of the site.
d) SCO is the sum of endosulfan I, endosulfan II and endosulfan sulfate.
e) The SCO for this specific compound (or family of compounds) is considered to be met if the analysis for the total species c
is below the specific SCO.
f) Protection of ecological resources SCOs were not developed for contaminants identified in Table 375-6.8(b) with "NS". Wh
in Table 375-6.8(a), the applicant may be required by the Department to calculate a protection of ecological resources SCC

Restricted use footnotes

All soil cleanup objectives (SCOs) are in parts per million (ppm). NS=Not specified. See Technical Support Document (TSD). Foo
a) The SCOs for residential, restricted-residential and ecological resources use were capped at a maximum value of 100 ppm
b) The SCOs for commercial use were capped at a maximum value of 500 ppm. See TSD section 9.3.
c) The SCOs for industrial use and the protection of groundwater were capped at a maximum value of 1000 ppm. See TSD se
d) The SCOs for metals were capped at a maximum value of 10,000 ppm. See TSD section 9.3.
e) For constituents where the calculated SCO was lower than the contract required quantitation limit (CRQL), the CRQL is use
f) For constituents where the calculated SCO was lower than the rural soil background concentration as determined by the De
Health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.
g) This SCO is derived from data on mixed isomers of BHC.
h) The SCO for this specific compound (or family of compounds) is considered to be met if the analysis for the total species o
i) This SCO is for the sum of endosulfan I, endosulfan II, and endosulfan sulfate.
j) This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See TSD Table 5.6-1.

HCV Report Of Analysis
DRAFT

Client: Tanteque (WCD)
Project: 35 Cooper Sq

HCV Project #: 2070222

Sample ID: MW-1
Lab#: AC66878-001
Matrix: Aqueous

Collection Date: 6/29/2012
Receipt Date: 7/2/2012

Cyanide (Water) 9012

DRAFT

Analyte	DF	Units	RL	Result
Cyanide	1	mg/l	0.020	ND

Mercury (Water) 245.1

DRAFT

Analyte	DF	Units	RL	Result
Mercury	1	ug/l	0.20	1.2

Organochlorine Pesticides 8081

DRAFT

Analyte	DF	Units	RL	Result
Aldrin	1	ug/l	0.010	ND
Alpha-BHC	1	ug/l	0.010	ND
beta-BHC	1	ug/l	0.010	ND
Chlordane	1	ug/l	0.10	ND
delta-BHC	1	ug/l	0.010	ND
Dieldrin	1	ug/l	0.010	ND
Endosulfan I	1	ug/l	0.010	ND
Endosulfan II	1	ug/l	0.010	ND
Endosulfan Sulfate	1	ug/l	0.010	ND
Endrin	1	ug/l	0.010	ND
Endrin Aldehyde	1	ug/l	0.010	ND
Endrin Ketone	1	ug/l	0.010	ND
gamma-BHC	1	ug/l	0.010	ND
Heptachlor	1	ug/l	0.010	ND
Heptachlor Epoxide	1	ug/l	0.010	ND
Methoxychlor	1	ug/l	0.010	ND
p,p'-DDD	1	ug/l	0.010	ND
p,p'-DDE	1	ug/l	0.010	ND
p,p'-DDT	1	ug/l	0.010	ND
Toxaphene	1	ug/l	0.25	ND

PCB 8082

DRAFT

Analyte	DF	Units	RL	Result
Aroclor (Total)	1	ug/l	0.25	ND
Aroclor-1016	1	ug/l	0.25	ND
Aroclor-1221	1	ug/l	0.25	ND
Aroclor-1232	1	ug/l	0.25	ND
Aroclor-1242	1	ug/l	0.25	ND
Aroclor-1248	1	ug/l	0.25	ND
Aroclor-1254	1	ug/l	0.25	ND
Aroclor-1260	1	ug/l	0.25	ND
Aroclor-1262	1	ug/l	0.25	ND
Aroclor-1268	1	ug/l	0.25	ND

Semivolatile Organics + 25 (8270)

DRAFT

Analyte	DF	Units	RL	Result
1,1'-Biphenyl	1	ug/l	2.1	ND
1,2,4,5-Tetrachlorobenzene	1	ug/l	2.1	ND
2,3,4,6-Tetrachlorophenol	1	ug/l	2.1	ND
2,4,5-Trichlorophenol	1	ug/l	2.1	ND
2,4,6-Trichlorophenol	1	ug/l	2.1	ND
2,4-Dichlorophenol	1	ug/l	2.1	ND
2,4-Dimethylphenol	1	ug/l	2.1	ND
2,4-Dinitrophenol	1	ug/l	10	ND

NOTE: Soil Results are reported to Dry Weight

Project #: 2070222

Sample ID: MW-1
Lab#: AC66878-001
Matrix: Aqueous

Collection Date: 6/29/2012
Receipt Date: 7/2/2012

2,4 Dinitrotoluene	1	ug/l	2.1	ND
2,6 Dinitrotoluene	1	ug/l	2.1	ND
2-Chloronaphthalene	1	ug/l	2.1	ND
2-Chlorophenol	1	ug/l	2.1	ND
2-Methylnaphthalene	1	ug/l	2.1	ND
2 Methylphenol	1	ug/l	0.52	ND
2-Nitroaniline	1	ug/l	2.1	ND
2-Nitrophenol	1	ug/l	2.1	ND
3&4-Methylphenol	1	ug/l	0.52	ND
3,3'-Dichlorobenzidine	1	ug/l	2.1	ND
3 Nitroaniline	1	ug/l	2.1	ND
4,6-Dinitro-2-methylphenol	1	ug/l	2.1	ND
4-Bromophenyl-phenylether	1	ug/l	2.1	ND
4-Chloro-3-methylphenol	1	ug/l	2.1	ND
4 Chloroaniline	1	ug/l	0.52	ND
4-Chlorophenyl-phenylether	1	ug/l	2.1	ND
4-Nitroaniline	1	ug/l	2.1	ND
4-Nitrophenol	1	ug/l	2.1	ND
Acenaphthene	1	ug/l	2.1	ND
Acenaphthylene	1	ug/l	2.1	ND
Acetophenone	1	ug/l	2.1	ND
Anthracene	1	ug/l	2.1	ND
Atrazine	1	ug/l	2.1	ND
Benzaldehyde	1	ug/l	2.1	ND
Benzo[a]anthracene	1	ug/l	2.1	ND
Benzo[a]pyrene	1	ug/l	2.1	ND
Benzo[b]fluoranthene	1	ug/l	2.1	ND
Benzo[g,h,i]perylene	1	ug/l	2.1	ND
Benzo[k]fluoranthene	1	ug/l	2.1	ND
bis(2-Chloroethoxy)methane	1	ug/l	2.1	ND
bis(2-Chloroethyl)ether	1	ug/l	0.52	ND
bis(2-Chloroisopropyl)ether	1	ug/l	2.1	ND
bis(2-Ethylhexyl)phthalate	1	ug/l	2.1	ND
Butylbenzylphthalate	1	ug/l	2.1	ND
Caprolactam	1	ug/l	2.1	ND
Carbazole	1	ug/l	2.1	ND
Chrysene	1	ug/l	2.1	ND
Dibenzo[a,h]anthracene	1	ug/l	2.1	ND
Dibenzofuran	1	ug/l	0.52	ND
Diethylphthalate	1	ug/l	2.1	ND
Dimethylphthalate	1	ug/l	2.1	ND
Di-n-butylphthalate	1	ug/l	0.52	ND
Di-n-octylphthalate	1	ug/l	2.1	ND
Fluoranthene	1	ug/l	2.1	ND
Fluorene	1	ug/l	2.1	ND
Hexachlorobenzene	1	ug/l	2.1	ND
Hexachlorobutadiene	1	ug/l	2.1	ND
Hexachlorocyclopentadiene	1	ug/l	2.1	ND
Hexachloroethane	1	ug/l	2.1	ND
Indeno[1,2,3-cd]pyrene	1	ug/l	2.1	ND
Isophorone	1	ug/l	2.1	ND
Naphthalene	1	ug/l	0.52	ND
Nitrobenzene	1	ug/l	2.1	ND
N-Nitroso-di-n-propylamine	1	ug/l	0.52	ND
N-Nitrosodiphenylamine	1	ug/l	2.1	ND
Pentachlorophenol	1	ug/l	10	ND
Phenanthrene	1	ug/l	2.1	ND
Phenol	1	ug/l	2.1	ND
Pyrene	1	ug/l	2.1	ND

Sample ID: MW-1
Lab#: AC66878-001
Matrix: Aqueous

Collection Date: 6/29/2012
Receipt Date: 7/2/2012

Semivolatile Organics + 25 (8270) Library Searches — DRAFT

Analyte	DF	Units	RT	Result
unknown	1	ug/l	14.65	4.7J
unknown	1	ug/l	15.22	7.0J
TotalSemiVolatileTic	1	ug/l	NA	12J

TAL Metals 200.7 — DRAFT

Analyte	DF	Units	RL	Result
Aluminum	1	ug/l	100	8300
Antimony	1	ug/l	7.5	ND
Arsenic	1	ug/l	20	ND
Barium	1	ug/l	25	230
Beryllium	1	ug/l	4.0	ND
Cadmium	1	ug/l	2.0	ND
Calcium	1	ug/l	1000	250000
Chromium	1	ug/l	25	45
Cobalt	1	ug/l	10	ND
Copper	1	ug/l	25	150
Iron	1	ug/l	150	14000
Lead	1	ug/l	5.0	160
Magnesium	1	ug/l	1000	59000
Manganese	1	ug/l	25	300
Nickel	1	ug/l	10	34
Potassium	1	ug/l	2500	33000
Selenium	1	ug/l	25	ND
Silver	1	ug/l	10	ND
Sodium	1	ug/l	2500	280000
Thallium	1	ug/l	5.0	ND
Vanadium	1	ug/l	25	ND
Zinc	1	ug/l	25	170

Volatile Organics + 10 (8260) — DRAFT

Analyte	DF	Units	RL	Result
1,1,1-Trichloroethane	1	ug/l	1.0	ND
1,1,2,2-Tetrachloroethane	1	ug/l	0.75	ND
1,1,2-Trichloro-1,2,2-trifluoroethane	1	ug/l	1.0	ND
1,1,2-Trichloroethane	1	ug/l	1.0	ND
1,1-Dichloroethane	1	ug/l	1.0	ND
1,1-Dichloroethene	1	ug/l	1.0	ND
1,2,3-Trichlorobenzene	1	ug/l	1.0	ND
1,2,4-Trichlorobenzene	1	ug/l	1.0	ND
1,2-Dibromo-3-chloropropane	1	ug/l	1.0	ND
1,2-Dibromoethane	1	ug/l	1.0	ND
1,2-Dichlorobenzene	1	ug/l	1.0	ND
1,2-Dichloroethane	1	ug/l	0.50	ND
1,2-Dichloropropane	1	ug/l	1.0	ND
1,3-Dichlorobenzene	1	ug/l	1.0	ND
1,4-Dichlorobenzene	1	ug/l	1.0	ND
1,4-Dioxane	1	ug/l	50	ND
2-Butanone	1	ug/l	1.0	ND
2-Hexanone	1	ug/l	1.0	ND
4-Methyl-2-pentanone	1	ug/l	1.0	ND
Acetone	1	ug/l	10	16
Benzene	1	ug/l	0.50	ND
Bromochloromethane	1	ug/l	1.0	ND
Bromodichloromethane	1	ug/l	1.0	ND
Bromoform	1	ug/l	1.0	ND
Bromomethane	1	ug/l	1.0	ND
Carbon disulfide	1	ug/l	1.0	ND
Carbon tetrachloride	1	ug/l	1.0	ND

Sample ID: MW-1
Lab#: AC66878-001
Matrix: Aqueous

Collection Date: 6/29/2012
Receipt Date: 7/2/2012

Chlorobenzene	1	ug/l	1.0	ND
Chloroethane	1	ug/l	1.0	ND
Chloroform	**1**	**ug/l**	**1.0**	**26**
Chloromethane	1	ug/l	1.0	ND
cis-1,2-Dichloroethene	1	ug/l	1.0	ND
cis-1,3 Dichloropropene	1	ug/l	1.0	ND
Cyclohexane	1	ug/l	1.0	ND
Dibromochloromethane	1	ug/l	1.0	ND
Dichlorodifluoromethane	1	ug/l	1.0	ND
Ethylbenzene	1	ug/l	1.0	ND
Isopropylbenzene	1	ug/l	1.0	ND
m&p-Xylenes	1	ug/l	1.0	ND
Methyl Acetate	1	ug/l	1.0	ND
Methylcyclohexane	1	ug/l	1.0	ND
Methylene chloride	1	ug/l	1.0	ND
Methyl t butyl ether	1	ug/l	0.50	ND
o-Xylene	1	ug/l	1.0	ND
Styrene	1	ug/l	1.0	ND
Tetrachloroethene	1	ug/l	1.0	ND
Toluene	1	ug/l	1.0	ND
trans-1,2-Dichloroethene	1	ug/l	1.0	ND
trans-1,3-Dichloropropene	1	ug/l	1.0	ND
Trichloroethene	1	ug/l	1.0	ND
Trichlorofluoromethane	1	ug/l	1.0	ND
Vinyl chloride	1	ug/l	1.0	ND
Xylenes (Total)	1	ug/l	1.0	ND

Volatile Organics + 10 (8260) Library Searches

DRAFT

Analyte	DF	Units	RT	Result
No Unknown Compounds Detected	1	ug/l	0	ND
TotalVolatileTic	1	ug/l	NA	ND

Veritech/Division of Hampton-Clarke
175 Route 46 West and 2 Madison Road Fairfield, New Jersey 07004
Ph. 800-426-9992 | 973-244-9770 Fax: 973-244-9787 | 973-439-1458
Service Center: 137-D Gaither Drive, Mount Laurel, New Jersey 08054
Ph (Service Center): 856-780-6057 Fax: 856-780-6056
NELAC/NJ #07071 | PA #68-00463 | NY #11408 | CT #PH-0671 | WV #353 | KY #90124

HC-V Hampton-Clarke-Veritech

CHAIN OF CUSTODY RECORD

Project # (Lab Use Only): 2070222

Page 1 of 1

Customer Information

1a) Customer: WCD / Emtequa
Address: 305 8th Ave
NY, NY
1b) Email, Cell/Fax #:
1c) Send Invoice to: Blaney
1d) Send Report to: Blaney

Project Information

2a) Project: 35 Cooper Sq
2b) Project Mgr: Blaney
2c) Project Location (City/State): 35 Cooper Sq. NY, NY
2d) Quote/PO # (If Applicable):

3) Reporting Requirements (Please Circle)

Turnaround	Report Type	Electronic Deliv.
24 Hours (100%)	Data Summary	Hazsite/CSV
48 Hours (75%)	Waste	EQuIS 4-File / EZ / NYS
72 Hours (50%)	Red - NJ / NY / PA	EQuIS EPA Region 2 or 5
4 Days (35%; TPH)	CLP	Excel - NJ Regulatory
1 Week (25%; EPH)	Full / Category B	Excel - NY Regulatory
10 Days (10%)	Category A	Excel - PA Regulatory
2 Weeks	Other:	PDF
Other:		Other:

Expedited TAT Not Always Available. Please Check with Lab.

FOR LAB USE ONLY

Batch #

Check If Contingent ===>

Matrix Codes
DW - Drinking Water S - Soil A - Air
GW - Ground Water SL - Sludge
WW - Waste Water OL - Oil
OT - Other (please specify under item 9. Comments)

7) Analysis Request

<=== Check If Contingent

Lab Sample #	4) Customer Sample ID	5) Matrix	6) Sample Date	6) Sample Time	Sample Type: Composite (C)	Sample Type: Grab (G)	TAL / TCL 30	8) # of Bottles: None	MeOH	En Cons	NaOH	HCl	H2SO4	HNO3	Other:	9) Comments
AC66878-001	MW-1	GW	6/29	1000		X	1	6			1	3	1&2			

10) Relinquished by: Blaney — Date: 7/4/12 — Time: 915

Accepted by: — Date: 7/4/12 — Time: 1640

Additional Notes: MDL/RL to be lower than applicable standards.
Final Report to be addressed to "Emtequa"

Please circle required parameter list (refer to HC-V summary): i) NJ 2008 SRS; ii) Current TCL; iii) HC-V 2010 Merged; iv) PA; v) NY; vi) Project-Specific

Comments, Notes, Special Requirements, HAZARDS

Note Check if low-level groundwater methods required to meet current standards in NJ or PA:
- [ ] BN or BNA (8270C SIM)
- [ ] VOC (8260B SIM or 8011)
- [ ] Metals (ICP-MS 200.8 or 6020)
- [ ] Metals-Soil (ICP-MS 6020 for Be & Ag)

Note. Check if applicable:
- [ ] Project-Specific Reporting Limits
- [ ] High Contaminant Concentrations
- [ ] NJ LSRP Project

Cooler Temperature: 2.4

11) Sampler (print name): Jim Blaney — Date: 6/29/2012

Please note NUMBERED items. If not completed your analytical work may be delayed.
A fee of $5/sample will be assessed for storage should sample not be activated for any analysis.

Exhibit C

TRITON CONSTRUCTION

SUBCONTRACTOR BID LEVELING SCOPE SHEET

Project: 200 East 6th St.
Date: Data Date: Final Round Levelling - 10/18/13

Best & Final (w/o CCIP Deduct) =
$1,050,000

BP #04.1	SOE, Excavation & Removals	East Coast Drilling	
		Attn:	Vinny Clancy
		Phone:	718-388-6705
		Cell:	
		Email:	Vinny@ecdny.com
Q/A	Ln	Scope Item	$987,990
		As noted below, "Furnish" = furnish-only; "Install" = install-only; "Provide" = Furnish & Install.	
	1	CONTRACT BID DOCUMENTS (Work to be In Accordance with...)	
	2	Complete Drawing Set Dated 7/15/13 and Specification Set dated 5/22/13 which includes but is not limited to the following general list:	✓
	3	Current Documents:	
	4	Design Development (DD) Documents for Foundation, Structural, and Architectural disciplines, prepared by KGA, Gace Consulting Engineers.	✓
	5	DD MEP drawings prepared by Ettinger Engineering dated 7/15/13	✓
	6	Support of Excavation (SOE) drawings, prepared by Pillori Associates, dated 6/21/13.	✓
	7	Foundation Bid Specifications, including but not necessarily limited to:	✓
	8	Section 033000 Cast-in-Place Concrete - dated 5/22/13. Include only as pertains to the Foundation scope.	✓
	9	Section 071324 Sheet Membrane Waterproofing - 5/22/13.	✓
	10	Section 312000 Earth Moving - (includes excavtion, sheeting, shoring, water removal) 5/22/13.	✓
	11	Geotechnical Report prepared by Pillori Associates, dated 7/15/13 included in drawings B-001 and B-002	✓
	12	Architectural Site Survey, prepared by Fehringer Surveying Inc. dated 5/29/12\10/14/11.	✓
	13	Project Site Safety Logistics Plan, prepared by Total Safety Consulting for Triton, current version has been submitted to BEST for review, but is not yet approved.	✓
	14	This project will be with Triton's CCIP. The Owner has also approved the use of Sub-guard.	✓
	15	Existing Conditions / Preconstruction Surveys of neighboring properties at	✓
	16	25 Cooper Square... Complete	✓
	17	202 East 6th St... Completed.	✓
	18	Design team responses to RFIs ... are incorporated into the updated bid documents and this Scope Sheet.	✓
	19	Addenda #1 Issued on 9/25/13.	✓
	20		$0 ECD
	21	Subcontractor understands that the Subcontract with Triton will include the following Exhibits:	
	22	Triton's Safety Manual.	✓
	23	Triton's General Provisions for the project.	✓
	24	Triton's standard form of subcontract.	✓
	25	Project-specific Insurance Requirements, including additional insureds, required endorsements, etc.	✓
	26	Baseline Project Milestone Schedule dated 8/8/14, but the trade-specific targets and durations below govern this scope:	✓
	27	Target mobilization date... Triton targeting mobilization date approximately 10/17/14 but could be later pending DOB Approvals...	✓
	28	For bid purposes, this Subcontractor is to submit a 1-page Summary Foundation Schedule for review and discussion.	✓
	29	Schedule durations include or exclude Saturday shifts and/or overtime hours?... The expectation is that final bids will be based on a commitment to an overall duration of work to be performed. This Subcontractor is responsible to meet that duration, and to include extended weekday hours if needed. Saturday shifts, however, are excluded and will only be considered if DOB permits Saturday permits for work. See Add Alternate for Saturday premiums.	✓
	30		
	31		
	32		
	33	GENERAL SCOPE FOR ALL TRADES	
	34	Include labor at "open shop" wage rates.	
	35	The drawings are diagrammatic and may not be complete in every detail. They reflect the design intent of the Arch/Engineer to provide for complete working systems. Include all work necessary to provide complete functioning systems, as reasonably inferred from the intent of the Documents.	✓
	36	Include all safety provisions for this work, per OSHA, per Chapter 33 of the NYC Building Code, and per best industry practices.	✓
	37	Unless noted otherwise herein, provide all scaffolding, ladders, hoisting, rigging etc. for this scope.	✓
	38	If necessary for this scope, provide all cranes, associated filings and permits, PE engineering, rigging equipment, licensing, etc.	×
	39	This Subcontractor shall collect and place its own construction debris and rubbish into dumpsters, and provide all hauling from site.	✓
	40	Include all coordination with other trades, including schedule, sequencing, access to work areas, accommodation of adjoining details, etc.	✓
	41	Include responsibility for all Temporary Certificate of Occupancy requirements, paperwork, and inspections for this scope, in coordination with other trades.	✓
	42	Include all submittals, shop drawings, and timely RFIs for this bid package. Submit all products, materials, etc. within (15) days of notice to proceed.	✓
	43	Subcontractor has walked the site and is familiar with existing conditions.	✓
	44	Survey marks, benchmark elevations and axis lines will be provided by Triton, however, this subcontractor has included layout of all their own work.	✓
	45	Subcontractor includes all guarantees and warranties per Specifications.	✓
	46		
	47		
	48		

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		TRADE-SPECIFIC SCOPE			
	50	Provide a complete SOE, Excavation, Foundations, and Waterproofing scope per the issued drawings and specifications, including but not limited to the clarifications herein.	✓		
	51				
	52	Safety Provisions			
	53	Provide all general safety provisions to meet requirements of DOB, BEST Squad, Fire Dept, OSHA, etc. for performance of this scope, including but not limited to the following:	✓		
	54	Personal Protective Equipment - boots, gloves, hardhats, glasses, masks, harnesses, lanyards, welding shields and blankets, etc. - when appropriate.	✓		
	55	Provide all licensed personnel (riggers, scaffolding installers, etc.) per DOB requirements for these types of work.	✓		
	56	OSHA 10-hour / 30-hour cards for all workers as required by DOB.	✓		
	57	FDNY Certificates of Fitness for all powder-actuated tools, welding, torching, burning, fire guard, compressors, etc.	✓		
	58	Provide Fire Watch as required for this trade.	✓		
	59	FDNY Permit for oxygen and acetylene use and storage, gasoline and kerosene - cages, signage, etc.	✓		
	60	Provide flagmen when appropriate, including during all sidewalk crossing operations and deliveries.	✓		
	61	Adhere to requirements of the Noise Mitigation Plan, which will be prepared by others.	✓		
	62	Daily cleaning of own work to be provided by this contract.	✓		
	63	Provide a Concrete Safety Manager for the duration of this work, as required by DOB. This person cannot cover dual roles on site, and must focus on safety. This is above and beyond the Licensed Site Safety Manager that will be provided by Others.	✓		
	64	Refer to Logistics section below for required safety railing installation and maintenance.	✓		
	65				
	66				
	67	Phasing, Logistics, & Sequence			
	68	This Subcontractor is to prepare and submit a site logistics and phasing plan for deliveries and sequence of installations.	✓		
	69	With regards to placement of the Concrete Pump on pour days and any other equipment (for example small cranes and excavators) to be placed in roadways, include obtaining all street DOT permits.	✓		
	70	Provide and maintain all ladders and/or scaffold stairs to maintain proper entrance and two means of egress to foundation pits as required by code and site safety manager, regardless of quantity shown on site logistics plan. Include engineered drawings of scaffold stairs.	✓		
	71	Provide and maintain all ramps into the site for access and loading / unloading materials. Note the configuration of the ramp indicated in the Site Safety Logistics Plan was schematic only; the actualy configurations will be developed between this Subcontractor and Triton. All costs are included in this package.	✓		
	72	Provide posts and safety cables or wood guard rails around entire perimeter of Foundation, including welding of angle posts to soldier beams and expansion bolting of angle posts at non-sheeting locations, down both sides of ramp if required, and around any pits and other local excavations.	✓		
	73	This subcontractor shall install and maintain guardrails throughout duration of excavation/foundation phase. Maintenance will continue until superstructure subcontractor mobilizes to the site.	✓		
	74	This subcontractor understands that there is one existing tree growing at the southwest corner of the site. Provide protection from material and vehicless, off loading	✓		
	75	Provide and maintain protection of a sewer catch basin nearest the site.	✓		
	76	Provide temporary asphalt ramps in roads at curbs for construction logistics at all entrances and pedestrian walkway transitions. Coordinate locations with Triton Superintendent.	✓		
	77	Provide temporary sidewalk pour and infills as required during foundation work, once soldier beams installed and lagged include infilling sidewalk (4" thick) to back of lagging with pitch to street to prevent erosion behind the SOE systems.	✓		
	78	This Subcontractor understands that Triton and the Owner will want early mobilization to the site to perform a handful of test pits to verify subgrade conditions. Include early mobilization of a machine and operator to perform such test pits.	✓		
	79				
	80				
	81	Support of Excavation (SOE) Work			
	82	This subcontractor understands that Pillori Associates has prepared the set of SOE drawings and included all SOE systems as per the current Pillori Associates design.	✓		
	83	This Subcontractor has an understanding of the proximity of the designed SOE systems to various utilities along 6th St. and Cooper Ave., and will work around potential "hits".	✓		
	84	Provide all indicated Soldier Piles, Lagging, Wales, & Rakers:	✓		
	85	Include all sequencing of soldier piles, partial excavation, wales, rakers, etc. along the west and North property line.	✓		
	86	For bid purposes, this Subcontractor assumes an average soldier pile length of 36 LF for the west, North, and partial East property line.	✓		
	87	Along the east and South side property this scope includes Titan bars and underpinning of existing building foundations.	✓		
	88	Include a comeback mobilization to backfill the foundation walls only after the Superstructure Concrete subcontractor has installed the 1st Floor elevated slabs that act as diaphragms for the foundation walls. Include clean imported fill for this comeback operation; fill to be tested and approved by Owner's testing agency.	✓		
	89	Provide Erosion Control and maintenance until first floor poured and the West side backfilled.	✓		
	90	Include management of water. Provide a means and method to control runoff within site and off street and seepage into neighboring foundations.	✓		
	91	Include coordination with future utility service locations to avoid soldier beam interferance.	✓		
	92	SOE Drawing correction - 10/15/13		$78,000	ECD
	93	Underpinning			
	94	Provide complete Underpinning of buildings to the East and to the south.	✓		
	95	Include all sequencing and phasing of piers as indicated.	✓		
	96	Include all concrete, formwork, rebar, stirrups, metal shims, dry pack, rebar dowels, etc. for underpinning piers and beams.	✓		
	97	For bid purposes, this Subcontractor assumes an average pier depth of 12' for the underpinning foundations.	✓		
	97 a	Provide parging (as per DOB requirements) on the exposed below-grade walls of the neighboring buildings to the north and to the east upon removal of the perimeter foundation walls.	✓	$7,500	ECD
	98				
	99	Removals & Excavation			
	100	Provide excavation and hauling of the clean demolition debris (bricks) that is currently filling the entire site footprint up to sidewalk grade.	✓		
	101	Include removal and hauling of the perimeter foundation walls and broken slabs-on-grade of the prior existing 3 buildings as left behind by the previous Demolition Subcontractor, buildings throughout the open lot.	✓		
	102	Deleted - see 97a			

	103	Provide all excavation and hauling of soil to depths as required for a complete job. Refer to all Soil Borings for anticipated conditions and depths of soil.	✓		
	104				
	105				
	106	Dewatering			
	107	Based on the available information from Soil Borings, this bid assumes that the groundwater observed in the Monitoring Wells is below the typical excavations. As such, the scope currently excludes a full dewatering system. HOWEVER, include the necessary materials and equipment for surface water control and pumping. Provide all permits and approvals to properly remove water from site.	✓		
	108				
	109				
	110	Concrete Work			
	111	Provide all concrete design strengths as described in drawings, specifications, and SOE design.	✓		
	112	Provide all design mixes required by contract documents and as required by DOB. This includes TR-3 preperation and filing for each design mix used, including appropriate admixtures. Include Cold weather concrete.	✓		
	113	Provide rebar mill certificates at the time of delivery to the site.	✓		
	114	Provide all layout, formwork, rebar, wire mesh, stay forms, concrete, admixtures, stripping, finishing, scraping, sleeves, and control joints associated with the ~~Foundation work~~ UNDERPINNING WORK	✓		
	115	deleted			
	116	deleted			
	117	deleted			
	118	Include all means of conveying concrete to pours. For the concrete pump, provide to Triton make and model of pump for incorporation in the project Logistics Plan.	✓		
	119	deleted			
	120	deleted			
	121	deleted			
	122	deleted			
	123	Subcontractor understands that face of sheeting and lagging must have a reasonably smooth surface to accept waterproofing sheet membrane; provide plywood, protection board, etc. to provide smooth surface and include comeback operation to remove nails, ties, etc. that hinder waterproofing installation as deemed by Triton. Specifically for lagging between soldier beams.	✓		
	124	~~Provide one-face-and-two-face-frameworks-as-indicated.~~ Include all means of bracing and supporting formwork.	✓		
	125	deleted			
	126	deleted			
	127	deleted			
	128	deleted			
	129	deleted			
	130	Provide winter concrete provisions (hot water, blankets, etc.) as needed to ensure within reason a continuous foundation operation regardless of ambient temperature. This subcontractor is aware that Foundations may commence in late-Winter, and has included the cost for additional TR-3(s) if required. Note accelerator if needed will be an Add Alternate price per CY.	✓		
	130 a	Include Hot Water mix for concrete operations.	✓	$1,000	ECD
	130 b	Include allowance of an additional 10 cy of concrete for underpinning operations.	✓	$5,000	ECD
	131	deleted			
	132	deleted			
	133				
	134				
	135	Special Inspections & Quality Control			
	136	The Owner will hire the Special Inspection Agencies for the rebar, concrete placement, concrete and grout materials. This Subcontractor will provide all work and cooperation needed to satisfy the inspection requirements.	✓		
	137	Exclude the PE inspections for the SOE systems, to be performed by the Owner's consultant.	✓		
	138	This Subcontractor is responsible for all management of concrete deliveries, adherance to approved design mixes, etc. per current DOB requirements and best practices.	✓		
	139	Provide a curing box adequate for storing concrete cylinders, grout cubes, etc. for the material testing agency.	✓		
	140	Include all coordination and assistance with the controlled inspection agencies to ansure a smooth operation.	✓		
	141				
	142	Foundation Vapor Barrier Waterproofing			
	142 a	Primary Waterproofing scope to be performed under separate contract.			
	143	deleted			
	144	deleted			
	145				
	146	Miscellaneous SOE, Excavation, & Foundations Scope			
	147	Moveable barriers will be provided by others; however, this subcontractor has included labor to relocate barriers as required for excavation/foundation scope of work and shall replace barriers to appropriate locations at the end of each day.	✓		
	147 a	Include relocation of the existing site fence one time during excavation operations.	✓	$10,000	ECD
	148	Include pumping of surface rainwater that accumulates on site.	✓		
	149	deleted			
	150	Provide temporary water provisions as needed for this scope of work.	✓		
	151	Provide the DEP hydrant permit and RPZ.	✓		
	152	deleted			
	153	Provide an Allowance of five (5) machine days and five (5) teamdays for miscellaneous work directed by Triton's Superintendent. Note however there will be no credit if this allowance is unused.	✓		
	154	Include snow removal within the foundation area if required.	✓		
	155	Provide regular maintenance and repairs if needed of the site fence during performance of this scope of work.	✓		
	156	This Subcontractor understands the critical importance of protecting the neighboring structures and foundations, and is responsible to take precautions to avoid any damage.	✓		
	157				
	157 a	SCOPE REVIEW ADJUSTMENTS			
	157 b	cellar slab to be installed by superstructure sub, bracing from subcellar floor by this contractor	x	$0	ECD excluded- add $285,000
	157 c	Shoring allowance w/o cellar slab	x	$0	40,000 allow
	157 d	Piles/Caissons to be drilled	✓	$0	included

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	157 e				
	157 f				
	157 g				
	158	General Requirements / Site Logistics			
	159	Include and obtain all required permits, approvals, applications, testing, filings, signoffs, UL sign-offs, and pay all associated fees that are required by the NYC DOB and FDNY.	✓		
	160	Include coordination with all trades and authorities.	✓		
	161	Any damage to the site must be restored if caused by this contractor's activities and/or negligence.	✓		
	162	Include periodic interruptions of work due to owner operations, within reason.	✓		
	163	This Trade Contractor shall include all layout required for installation and completion of this trade's work, benchmarks and axis lines only will be provided by Triton's Surveyor.	✓		
	164	Participate in Daily, Bi-weekly, weekly, etc. coordination meetings as required by Triton Construction.	✓		
	165	Provide all site supervision of this trade contractor's personnel and subcontractor personnel.	✓		
	166	This subcontractor has reviewed the site logistics plan and is familiar with site access, traffic flow, lane closures, and site clearance.	✓		
	167	Provide all labor, rigging and hoisting for loading and unloading of deliveries.	✓		
	168	This subcontractor shall provide any and all shanties for this subcontractor's personnel. All carpentry and electrical requirements will be made directly with the respective jobsite trade at this subcontractor's expense. Triton will choose location once size is established; all shanties must be constructed of fire rated material.	✓		
	169	Once material is delivered to site, it is this subcontractors responsibility to provide storage and security. Lost or stolen goods will not be the responsibility of Triton or the Owner.	✓		
	170	Include all submittals, shop drawings, as-built drawings, coordination drawings as required in the specifications.	✓		
	171				
	172				
	173	EXCLUSIONS			
	174	Exclude sidewalk bridges, site fences and gates, roadway barricades, etc.	X		
	175	Exclude interior columns and shear walls from the top of the cellar foundation (at Grade) and cellar slab up.	X		
	176	Exclude concrete housekeeping pads.	X		
	177	Exclude SOE inspections required by DOB (but cooperate with the inspection process).	X		
	178	Exclude special inspections, material testing (but cooperate with the inspection process).	X		
	179	Exclude permanent sidewalk, trees, and plantings.	X		
	180	Exclude contaminated soil, if discovered during excavations...	X		
	181	Exclude DEP discharge permit and fees, if needed.	X		
	182	Exclude Insurance as well as Payment and Performance Bonds	X		
	183	Exclude any REPLACEMENT work to adjacent retaining walls on 202 6th Street property. - INCLUDE 15,000 Shoring Allowance	✓	$15,000	ECD
	184				
	185	TAX / INSURANCE / BOND REQUIREMENTS			
	186	Payment Terms: standard 30-day AIA requisitions; retainage as per the Subcontract.			
	187	Sales Tax as Capital Improvement.			
	188	This project will be a CCIP-project. For bid purposes, all costs for GL, WC, Excess, Umbrella, etc. have been excluded. The subcontractor will complete the CCIP enrollment paperwork. This project will also have Sub Guard.		Includes $_____ for umbrella $ M	
	189	For bid purposes, provide company EMR. Bidder to fill in the blank...		EMR = _____	
		Bidder's Name		ECD	
		Leveled / Adjusted Total		$1,104,490	
		Best & Final Price:		$1,050,000	

ADD ALTERNATES (Scope excluded from Base Bid above)				
A1	Deleted		Add ___%	
A2	Provide Add Alternate pricing for complete installation of the first Floor slab and columns from Cellar to First Floor		Add $	
A3	Provide Add Alternate pricing for winter concrete (2% accelerator) per CY.		Add $20 per CY	
A5	Deleted		NA	
A6	Deleted			

DEDUCT ALTERNATES (Scope included within Base Bid above)				
D1	Provide DEDUCT Alternate pricing for the costs of insurance - GL, WC, XS, Umbrella, etc. - if this project does become a CCIP.		Add/Deduct $ 8%	
D2			Deduct $_____	
D3			Deduct $_____	

UNIT PRICES (to be same rate for Adds and Deducts)				
UP1	Underpinning, per CY		Add/Ded $ 1,100 / CY	

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UP4	HP12x53 soldier piles as per SOE drawings, per LF		Add/Ded $____ / EA and $____ / LF	
UP5	HP14x177 soldier piles as per SOE drawings, per LF		Add/Ded $____ / EA and $____ / LF	

LABOR RATES (including all Overhead, Profit, Benefits, Insurance, and other mark-ups)				
	Hourly rate for Foreman at Straight Time.		$___N/A_.__ / hr	
	Hourly rate for Foreman at Overtime.		$___N/A_.__ / hr	
	Hourly rate for Rebar Placement at Straight Time.		$___N/A_.__ / hr	
	Hourly rate for Rebar Placement at Overtime.		$___N/A_.__ / hr	
	Hourly rate for Concrete Placement at Straight Time.		$___N/A_.__ / hr	
	Hourly rate for Concrete Placement at Overtime.		$___N/A_.__ / hr	
	Hourly rate for Helper / Laborer at Straight Time.		$___N/A_.__ / hr	
	Hourly rate for Helper / Laborer at Overtime.		$___N/A_.__ / hr	